



Connells

Rowan Road
Swindon



Property Description

Situated in the sought-after area of GreenMeadow, North Swindon, this well-presented three-bedroom semi-detached home offers spacious and versatile living accommodation, perfect for families or first-time buyers.

The ground floor comprises a welcoming lounge, a modern kitchen/dining room ideal for entertaining, a practical utility room, a downstairs cloakroom, and access to an integral 19 ft garage.

On the first floor, there are three well-proportioned bedrooms and a contemporary family bathroom.

Externally, the property benefits from an enclosed rear garden, providing a private outdoor space, as well as driveway parking to the front leading to the garage.

Conveniently located close to local schools, shops, and transport links, this home combines comfort, practicality, and a desirable location - making it a fantastic opportunity not to be missed.

Ground Floor Accommodation Entrance Hall

Double glazed door to the front aspect. Double glazed door to the front aspect. Door to the garage and lounge. Stairs rising to the first floor accommodation

Lounge

15' 10" x 12' 7" (4.83m x 3.84m)
Double glazed window to the front aspect. Archway to the kitchen diner. Electric fire place.

Kitchen/Diner

15' 10" x 10' 8" (4.83m x 3.25m)
Two double glazed window to the rear aspect. Access to inner hall to utility garage and downstairs cloakroom. Under stairs storage cupboard. Fully fitted kitchen with a range of base and wall mounted units comprising of cupboards and drawers. Space for range cooker. Space for under counter fridge. Space for fridge freezer. Cooker hood. Partially tiled to water sensitive areas. Radiator.

Utility Room

6' 10" x 6' 5" (2.08m x 1.96m)
Double glazed window to the rear aspect. Double glazed door to the rear garden. Sink with drainer and mixer tap. Space and plumbing for washing machine and tumble dryer. Partially tiled to water sensitive areas.

Cloakroom

Two piece suite comprising of Low Level WC and wash hand basin.

First Floor Accommodation First Floor Landing

Access to all bedrooms and family bathroom. Loft access with insulation and boarded. Storage cupboard with boiler.

Bedroom One

13' 8" x 8' 9" (4.17m x 2.67m)
Double glazed window to the front aspect. Built-in-wardrobe. Radiator.

Bedroom Two

10' 11" x 8' 10" (3.33m x 2.69m)
Double glazed window to the rear aspect. Built-in-storage cupboard. Radiator.

Bedroom Three

9' 11" x 6' 7" (3.02m x 2.01m)
Double glazed window to the front aspect.
With Recess over the stairs. Radiator.

Bathroom

Obscure double glazed window to the rear aspect. Three piece suite comprising of Low Level WC, wash hand basin and corner shower. Heated towel rail

External Features Garden

Fenced boundaries. Laid to patio. Walled borders. Laid to lawn. Mature bushes and shrubs.

Parking

Driveway parking

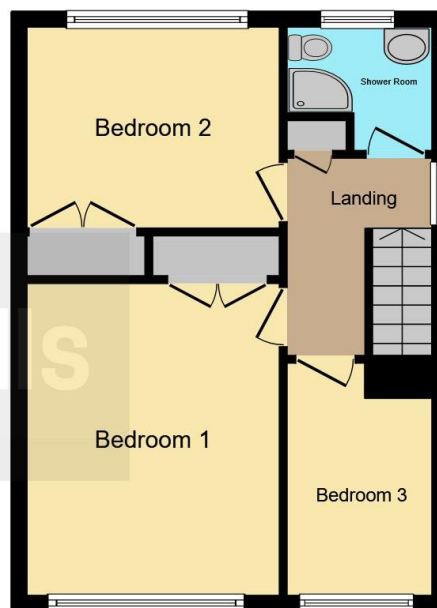
Garage

19' 10" x 8' 1" (6.05m x 2.46m)
Up and over door. Electric car charger. Door to the inner hall.





Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01793 708050
E swindonnorth@connells.co.uk

Unit B11 North Swindon District Centre Thamesdown Drive
 SWINDON SN25 4AN

EPC Rating: D Council Tax
 Band: C

view this property online connells.co.uk/Property/SDN314284



Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SDN314284 - 0004