



**Connells**

Kennet Avenue  
Swindon



Kennet Avenue  
Swindon SN25 3LG

for sale offers in excess of  
**£290,000**



### Property Description

NO ONWARD CHAIN! Set within a quiet cul-de-sac, this charming three-bedroom semi-detached property offers spacious living, excellent outdoor areas and an exciting opportunity to create a truly special family home. The ground floor welcomes you with an entrance porch leading into a bright and airy hallway. A spacious lounge sits at the front of the property, offering a comfortable space for relaxing and family time. To the rear, the well-designed kitchen/diner provides ample room for cooking, dining and entertaining, with direct access into the conservatory-an inviting additional living space that enjoys views over the garden. Upstairs, the home features three well-proportioned bedrooms, each offering flexibility for family living, guests or home working. A modern shower room completes the accommodation, finished in a clean and stylish design. Externally, the property truly shines. A large front garden enhances the sense of space and privacy, while the enclosed rear garden provides a safe and secure area for children, pets or outdoor dining. A garage and driveway to the rear of the property offer convenient off-road parking and additional storage. With its impressive plot size, well-balanced layout and quiet position, this property offers wonderful potential to personalise and create your ideal long-term family home. Early viewing is highly recommended to appreciate all this home has to offer.

### Ground Floor Accommodation

#### Entrance Porch

UPVC double glazed sliding entrance door to the front aspect. Door to the entrance Hall.

#### Entrance Hall

Door to the entrance porch. Stairs rising to first floor landing. Under stairs storage cupboard. . Doors to lounge and kitchen/diner. Radiator

#### Lounge

14' x 11' 8" ( 4.27m x 3.56m )  
UPVC double glazed window to front aspect. Door to the kitchen. Feature fireplace with electric fire. Television point. Radiator.

#### Kitchen/Diner

18' x 10' ( 5.49m x 3.05m )  
UPVC double glazed windows to rear and side aspects. UPVC double glazed door leading to rear garden. Fitted with a range of base and wall mounted units comprising cupboards and drawers. Work surfaces. Stainless steel sink and drainer unit with mixer tap. Built in electric oven and hob with extractor hood over. Integral dishwasher and fridge/freezer. Washer/dryer. Floor mounted gas fired central heating boiler. Tiling to water sensitive areas.

## First Floor Accommodation

### First Floor Landing

#### Bedroom One

12' 2" x 10' 3" ( 3.71m x 3.12m )

UPVC double glazed window to front aspect. Radiator. Built in wardrobe. Door to first floor landing.

#### Bedroom Two

10' 3" x 9' 6" ( 3.12m x 2.90m )

UPVC double glazed window to rear aspect. Radiator. Recessed wardrobes. Door to first floor landing.

#### Bedroom Three

7' 6" x 7' ( 2.29m x 2.13m )

UPVC double glazed window to front aspect. Radiator. Fitted wardrobe. Door to first floor landing.

### Shower Room

Obscure UPVC double glazed window to rear aspect. Fitted with a white suite comprising fitted corner shower cubicle, wash hand basin and low level WC. Part tiled walls. Vinyl flooring.

## External Features

### Front Garden

The property stands in a good size corner plot with open plan front lawns and footpath. Wrought iron side gate leading to the rear garden.

### Rear Garden

Fully enclosed by wood panelled fencing with gated side access, Mainly laid to lawn. Patio area. Outside tap. Greenhouse. Door leading to detached garage.

## Garage

16' 5" x 8' 2" ( 5.00m x 2.49m )

Up and over door. Door to the side aspect.

## Parking

Parking to the rear of the property

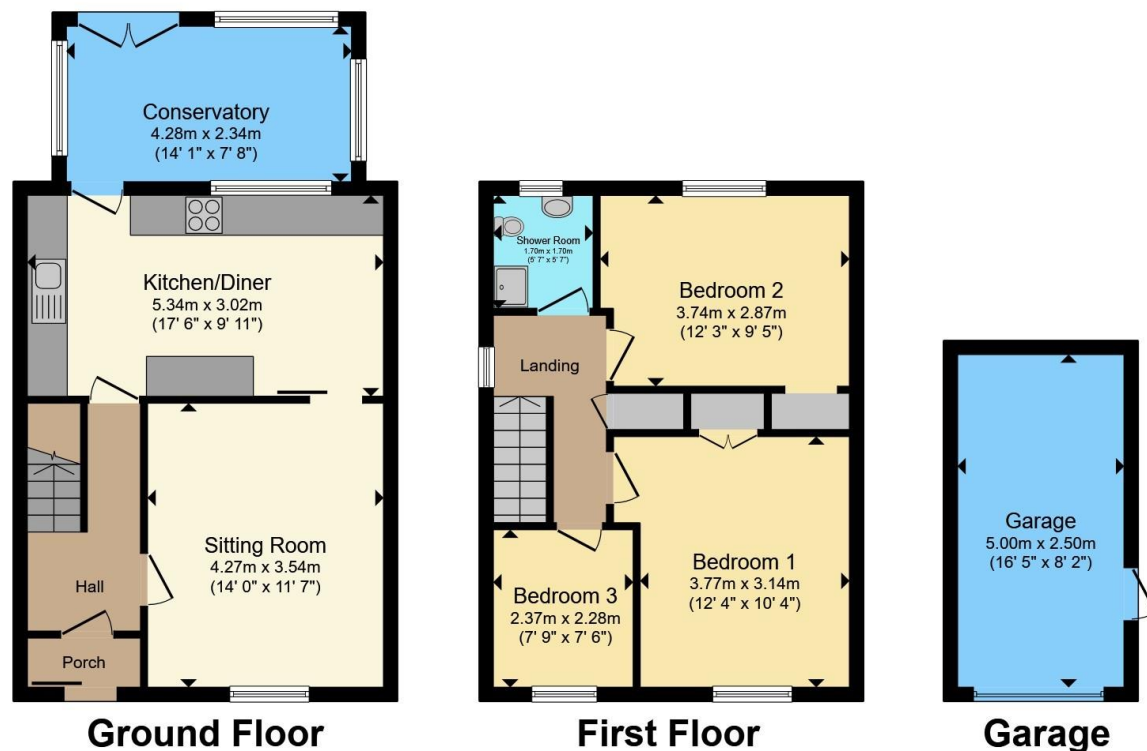












Total floor area 102.3 m<sup>2</sup> (1,101 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**

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EPC Rating: D Council Tax  
Band: C

Tenure: Freehold

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Property Ref: SDN314395 - 0002