



**Connells**

Mazurek Way  
SWINDON



### Property Description

Located in the desirable Haydon End area of North Swindon, this immaculate and modern four-bedroom detached family home offers spacious and versatile accommodation, ideal for contemporary family living.

The ground floor is entered via a welcoming entrance hall, leading to a well-presented sitting room and a separate lounge, providing flexible living spaces suitable for both relaxation and entertaining. The heart of the home is the modern kitchen/diner, which is fitted with a range of contemporary units and integrated appliances, offering an excellent space for family meals and social gatherings.

To the first floor are four generously sized bedrooms, including the principal bedroom which benefits from a stylish en-suite shower room. The remaining bedrooms are served by a well-appointed family bathroom.

Externally, the property features an enclosed rear garden, providing a private outdoor space ideal for family use and entertaining. Further benefits include a garage and driveway parking, offering ample off-road parking.

Situated close to local schools, amenities, and transport links, this exceptional home combines modern design, comfort, and a highly sought-after location in North Swindon.

### Ground Floor Accommodation

#### Entrance Hall

Double glazed door to the front aspect. Two double glazed window to the front aspect. Stairs rising to the first floor accommodation. Access to all ground floor rooms

#### Cloakroom

Obscure double glazed window to the front aspect. Two piece suite comprising of Low Level WC and wash hand basin. Radiator.

#### Lounge

14' MAX x 11' 3" MAX ( 4.27m MAX x 3.43m MAX )

Double glazed bay window to the front aspect. Radiator.

#### Sitting Room

15' 2" Into Bay x 10' 7" ( 4.62m Into Bay x 3.23m )

Double glazed bay window to the front aspect. Radiator

#### Kitchen

16' 1" MAX x 11' MAX ( 4.90m MAX x 3.35m MAX )

Double glazed window to the rears aspect. Double glazed door to the rear garden. Double glazed French doors to the rear garden. Fully fitted kitchen with a range of base and wall mounted units comprising of cupboards and drawers with splash back and work tops. Island. Sink with drainer and mixer tap. Integrated two ovens, fridge freezer, dishwasher, washing machine, wine cooler and four ring electric hob and cooker hood.

## Dining Area

11' 5" MAX x 7' 1" MAX ( 3.48m MAX x 2.16m MAX )

Double glazed French doors to the rear garden. Wall to ceiling radiator.

## First Floor Accommodation

### First Floor Landing

Access to all bedrooms and family bathroom. Airing cupboard.

### Bedroom One

13' 5" x 11' 6" ( 4.09m x 3.51m )

Two double glazed windows to the front aspect. Built-in-wardrobes. Access to the ensuite shower room. Radiator.

### Ensuite

Obscure double glazed window to the side aspect. Three piece suite comprising of Low Level WC, shower and wash hand basin. Partially tiled to water sensitive areas. Heated towel rail.

### Bedroom Two

12' 8" x 10' 10" ( 3.86m x 3.30m )

Two double glazed window to the front aspect. Built-in-storage cupboard. Radiator.

### Bedroom Three

11' 4" x 10' 11" ( 3.45m x 3.33m )

Two double glazed window to the front aspect. Built-in-wardrobe. Radiator.

### Bedroom Four

8' 7" x 8' 6" ( 2.62m x 2.59m )

Double glazed window to the rear aspect. Built-in-wardrobe. Radiator.

## Bathroom

Obscure double glazed window to the rear aspect. Three piece suite comprising of Low Level WC, panelled bath with shower over and wash hand basin. Partially tiled to water sensitive areas. Radiator.

## External Features

### Garden

Walled and fenced boundaries. Gate to the side aspect. Patio and artificial lawn.

## Parking

Driveway parking to the front of the garage

## Garage

19' 9" x 9' 10" ( 6.02m x 3.00m )

Electric roller door









**Ground Floor**



**First Floor**

Total floor area 134.8 m<sup>2</sup> (1,451 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: C    Council Tax  
Band: E

Tenure: Freehold

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