



Connells

Calder Close  
Swindon



### Property Description

NO ONWARD CHAIN! Situated within a quiet cul-de-sac in the popular residential area of Greenmeadow, this three-bedroom semi-detached home offers well-proportioned accommodation throughout.

The ground floor comprises an entrance porch leading into a comfortable lounge, which flows through to a separate dining room, creating an ideal space for both everyday living and entertaining. The kitchen provides ample storage and workspace, whilst the conservatory offers additional reception space overlooking the rear garden. A useful utility area completes the ground floor accommodation.

To the first floor, the property features three bedrooms and a family bathroom.

Externally, the home benefits from front and rear gardens, providing outdoor space to enjoy throughout the year. A garage and driveway parking offer convenient off-road parking and additional storage.

Ideally positioned close to local amenities, schools and transport links, this property presents an excellent opportunity for those seeking a home in an established and well-connected location.

Early viewing is highly recommended.

### Ground Floor Accommodation Entrance Porch

Double glazed door to front aspect. Access through to lounge.

### Lounge

17' 5" MAX x 11' 10" MAX ( 5.31m MAX x 3.61m MAX )

Double glazed window to front aspect. Fireplace. Radiator. TV point. Telephone point. Stairs rising to first floor. Archway through to dining room.

### Dining Area

11' 1" x 9' 10" ( 3.38m x 3.00m )

Double glazed patio doors to rear aspect leading through to conservatory. Radiator. Access door through to utility area.

### Conservatory

10' 9" x 9' 7" ( 3.28m x 2.92m )

Dwarf wall with UPVC over. Electric radiator. French doors leading to rear garden.

### Utility Area

7' x 6' ( 2.13m x 1.83m )

Double glazed window to rear aspect. Central heating boiler. Work surfaces. Access through to kitchen.

### Kitchen

16' 3" x 8' 2" ( 4.95m x 2.49m )

Double glazed windows to side and rear aspects. Fitted kitchen comprising wall and base units with work surfaces over. Inset stainless steel one and a half bowl sink and drainer unit. Splashback tiling. Space and plumbing for washing machine and fridge/freezer. Integrated electric double oven and gas hob. Access through to garage. Door leading to rear garden.

### First Floor Accommodation First Floor Landing

Stairs rising from lounge. Access to all three bedrooms and bathroom.

### Bedroom One

10' 8" x 10' 7" ( 3.25m x 3.23m )

Double glazed window to front aspect. Built-in double wardrobes. Radiator.

### Bedroom Two

8' 11" x 7' 10" ( 2.72m x 2.39m )

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

### Bedroom Three

6' 11" MAX x 6' 5" ( 2.11m MAX x 1.96m )

Double glazed window to front aspect. Built-in storage cupboard. Radiator.

## Bathroom

Obscured double glazed window to rear aspect. Suite comprising bath with shower over. Pedestal wash hand basin. Low level WC. Fully tiled walls. Radiator.

## External Features

### Garage

16' 4" x 8' 3" ( 4.98m x 2.51m )  
Situated to the side of the property. Up and over door. Power and light. Parking is situated on the driveway in front of garage. Access door through to kitchen.

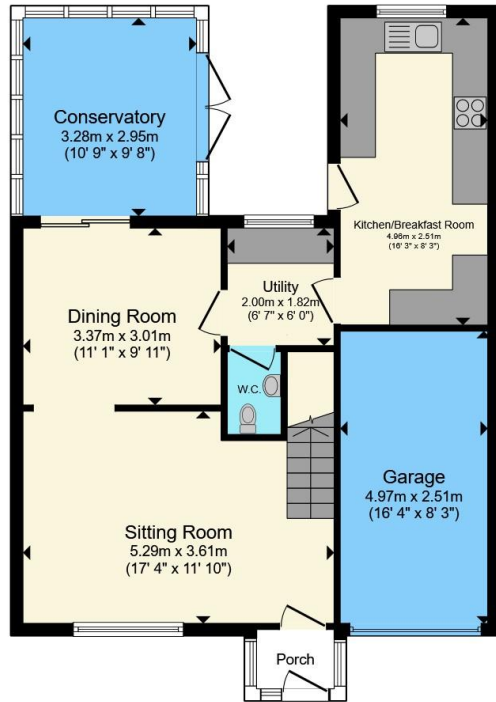
### Garden

Laid to patio with a few borders. Enclosed by brick wall and panel fencing.

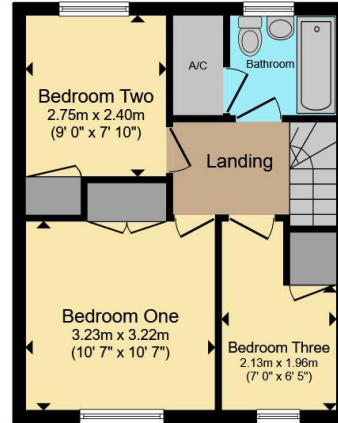
### Parking

Driveway parking





**Ground Floor**



**First Floor**



Total floor area 108.1 m<sup>2</sup> (1,164 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)



To view this property please contact Connells on

**T 01793 708050**  
**E [swindonnorth@connells.co.uk](mailto:swindonnorth@connells.co.uk)**

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

EPC Rating: B Council Tax  
 Band: D

**view this property online [connells.co.uk/Property/SDN315031](http://connells.co.uk/Property/SDN315031)**

Tenure: Freehold



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