



Connells

St. Marys Grove
Swindon



Property Description

Situated in the sought-after Gorsehill area, this attractive three-bedroom family home offers well-balanced accommodation arranged over two floors and is ideally suited to modern family living. The ground floor is accessed via a welcoming entrance hall which leads to a spacious and comfortable lounge, perfect for relaxing or entertaining. A separate dining room provides an excellent space for family meals and social gatherings, while the fitted kitchen offers practical workspace and storage. Completing the ground floor is a contemporary shower room, adding flexibility and convenience.

To the first floor, the property features three well-proportioned bedrooms, each offering comfortable living space and natural light. A further shower room serves this level, enhancing the practicality of the home for growing families or visiting guests. Externally, the property enjoys an enclosed rear garden, ideal for children, pets, or outdoor entertaining. Additional benefits include driveway parking and a garage located to the rear of the property, providing valuable off-road parking and storage. Located within easy reach of local amenities including local shops, children play parks, tennis courts and selection of dog walks schools, and transport link including a short distance from the train station with main lines to London and Bristol, perfect for commuting this property represents an excellent opportunity to acquire a family home in a popular and established residential area.

Ground Floor Accommodation Entrance Hall

Double glazed door to the side aspect. Access to the lounge and dining room. Stairs rising to the first floor accommodation.

Lounge

13' 11" x 13' 10" (4.24m x 4.22m)

Double glazed window to the side aspect. Under stair storage cupboard. Open fire place with chimney. Radiator.

Dining Room

13' 9" x 10' 2" Into Bay (4.19m x 3.10m Into Bay)

Double glazed bay window to the front aspect. Radiator.

Inner Hall

Storage cupboard. Access to the shower room and kitchen. Storage cupboard.

Kitchen

13' 2" x 11' 10" (4.01m x 3.61m)

Double glazed window to the side and rear aspect. Double glazed door to the side leading to the rear garden. Fully fitted kitchen with a range of base and wall mounted units comprising of cupboards and drawers. Sink with drainer and mixer tap. Island with breakfast bar and drawers. Space for range cooker. Space for two under counter fridge freezers. Space and plumbing and washing machine and tumble dryer.

Shower Room

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

First Floor Accommodation

First Floor Landing

Access to all rooms and shower room. Loft access.

Bedroom One

13' 10" MAX narrowing to 12' 7" x 10' 3" (4.22m MAX narrowing to 3.84m x 3.12m)

Double glazed window to the rear aspect. Radiator.

Bedroom Two

13' 8" x 10' 9" (4.17m x 3.28m)

Double glazed window to the front aspect. Radiator.

Bedroom Three

9' 5" x 6' 5" (2.87m x 1.96m)

Double glazed window to the side aspect. Radiator.

Shower Room

Obscure double glazed window to the side aspect. Three piece suite comprising of Low Level WC, wash hand basin and shower. Fully tiled to all areas.

External Features

Garden

Walled boundaries. Gate to the front of the property and gate to the rear leading to the garage and parking. Laid to patio, stone and lawn area. Greenhouse. Mature shrubs and bushes.

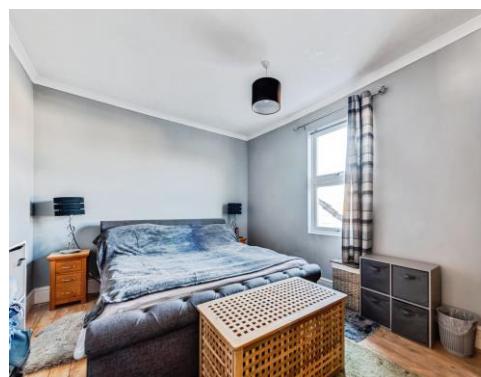
Parking

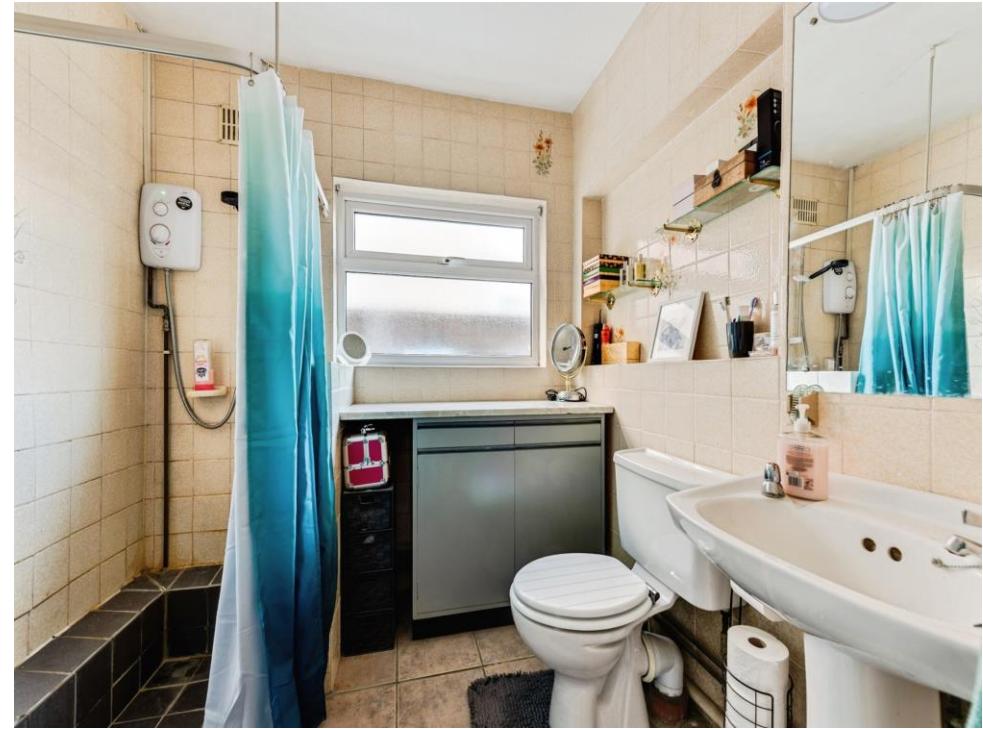
Driveway parking to the rear of the property.

Garage

19' 6" x 9' 8" (5.94m x 2.95m)

Two doors. Double glazed door to the side aspect.









Total floor area 125.2 m² (1,348 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

Connells

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Unit B11 North Swindon District Centre Thamesdown Drive
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EPC Rating: D
 Council Tax
 Band: C

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SDN314519

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

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.

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