



**Connells**

Lavinia Walk  
Swindon





### Property Description

A beautifully arranged three bedroom home, ideally located within the highly sought-after Taw Hill area of North Swindon, offering spacious and versatile accommodation set over three floors.

The ground floor welcomes you with an entrance hall leading through to a well-proportioned lounge, providing a comfortable and inviting living space. To the rear, the kitchen is thoughtfully laid out, offering ample worktop and storage space, and is well-suited for both everyday use and entertaining. The ground floor is further complemented by a convenient cloakroom.

To the first floor, the property continues to offer flexible accommodation with two well-sized bedrooms, both capable of accommodating a range of furnishings, alongside a modern family bathroom serving this level.

Occupying the entire second floor, the principal bedroom provides an impressive and private retreat, benefiting from generous proportions and the added advantage of an en-suite shower room, creating a well-defined and practical top floor suite.

Externally, the property is enhanced by a low-maintenance enclosed rear garden, offering a private outdoor space ideal for relaxing or entertaining. In addition, the property benefits from a car port, providing convenient off-road parking.

Situated in Taw Hill, the home is well positioned for access to local amenities, schooling, and transport links, making it a highly desirable and well-connected location.

### Agent Note

Please note that an AML fee is chargeable to the buyer once an offer has been accepted to cover the cost of required identity checks and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

### Ground Floor Accommodation

#### Entrance Hall

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

#### Cloakroom

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

#### Lounge

14' 7" x 12' 8" ( 4.45m x 3.86m )  
Double glazed French doors to the rear garden. Television point. Telephone point. Radiator.

#### Kitchen

15' 11" x 7' 11" MAX ( 4.85m x 2.41m MAX )  
Double glazed window to the front aspect. Fully fitted kitchen with a range of base and wall mounted units comprising of cupboards and drawers. One and a half sink with drainer and mixer tap. Space for fridge freezer. Space and plumbing for washing machine and dishwasher. Integrated oven, four ring gas hob and cooker hood. Radiator.

### First Floor Accommodation

#### First Floor Landing

Double glazed window to the front aspect. Access to two bedrooms and family bathroom. Radiator.

#### Bedroom Two

12' 10" x 12' 5" ( 3.91m x 3.78m )  
Double glazed window to the rear aspect. Radiator.



## Bedroom Three

Double glazed window to the front aspect.  
Radiator.

## Bathroom

Three piece suite comprising of Low Level WC, panelled bath with mixer tap and pedestal wash hand basin. Extractor fan.  
Radiator.

## Second Floor Accommodation

### Bedroom One

18' 2" MAX x 12' 10" MAX ( 5.54m MAX x 3.91m MAX )

Two double glazed skylight to the rear aspect.  
Built-in-wardrobes. Loft access. Airing cupboard. Radiator.

### Ensuite

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

## External Features

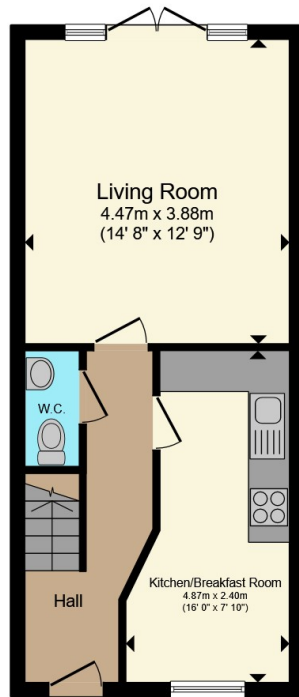
### Garden

Fenced boundaries. Laid to decking and artificial lawn.

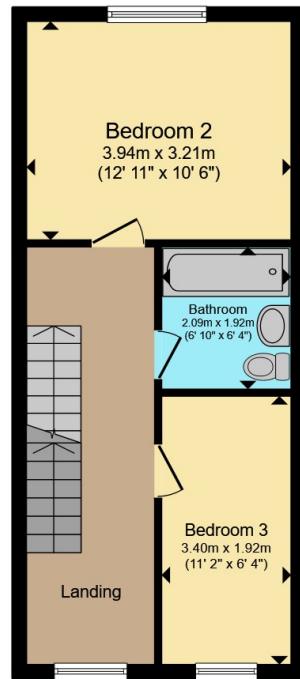
### Parking

Carport- Located under Coach House. Two allocated parking spaces.

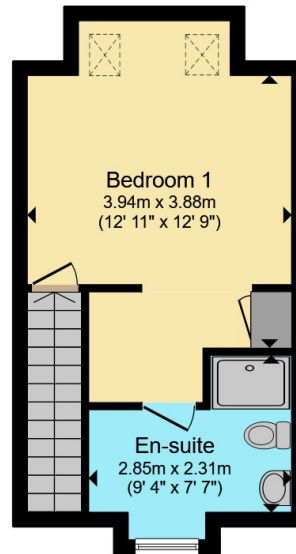




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 100.4 m<sup>2</sup> (1,081 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**



To view this property please contact Connells on

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EPC Rating: C Council Tax  
Band: D

**view this property online [connells.co.uk/Property/SDN314936](http://connells.co.uk/Property/SDN314936)**

Tenure: Freehold



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