



**Connells**

Mazurek Way  
SWINDON



## Property Description

This well-presented and thoughtfully arranged four-bedroom townhouse is set over three floors and offers versatile, open-plan living with excellent potential to suit a variety of lifestyles. Carefully maintained by the current owners, the property provides well-proportioned accommodation ideal for families, professionals or those seeking flexible home-working space.

The ground floor features a welcoming entrance hall, a convenient cloakroom and a modern, well-equipped kitchen/diner, offering scope for personalisation and enhancement if desired and space for dining, seating and entertaining. The first floor opens into a bright and spacious lounge, creating an ideal area for relaxation or entertaining, with additional access to bedrooms three and four, which could also be utilised as a study, nursery or guest accommodation.

On the second floor, the property continues to impress with a generous principal bedroom complete with en-suite shower room, a further well-sized bedroom and a contemporary family bathroom, all presented to a high standard.

Externally, the home benefits from a low-maintenance enclosed rear garden, providing an excellent opportunity for outdoor entertaining or relaxation. Further advantages include a garage and driveway parking, adding to the overall practicality and appeal of this attractive home.

## Ground Floor Accommodation

### Entrance Hall

Double glazed door to the front aspect. Stairs rising to the first floor accommodation. Access to the Cloakroom and kitchen. Storage cupboard. Radiator.

### Cloakroom

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

### Kitchen/Diner

26' 7" x 14' 3" ( 8.10m x 4.34m )

Double glazed window to the front aspect. Double glazed window to the rear aspect. 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. Breakfast bar. Sink with drainer and mixer tap. Space for fridge freezer and range cooker. Integrated cooker hood and boiler. Tiled splash back to water sensitive areas. Two radiator.

## First Floor Accommodation

### First Floor Landing

Opening to the lounge. Access to bedroom three and bedroom four. Radiator.

### Lounge

14' 3" x 13' 10" ( 4.34m x 4.22m )

Double glazed window to the front aspect. Double glazed French doors with Juliette balcony to the front aspect. Opening to the landing. Television point. Radiator.

### Bedroom Three

13' 4" MAX x 7' 6" MAX narrowing to 5' 7" ( 4.06m MAX x 2.29m MAX narrowing to 1.70m )

Double glazed window to the rear aspect. Radiator.

### Bedroom Four

8' 4" x 6' 9" ( 2.54m x 2.06m )

Double glazed window to the rear aspect. Radiator.

### Second Floor Accommodation

#### Second Floor Landing

Access to bedroom one, bedroom two and family bathroom. Loft access. Airing cupboard.

### Bedroom One

12' 5" x 8' 4" ( 3.78m x 2.54m )

Two double glazed window to the front aspect. Built-in-wardrobes. Access to the ensuite. Radiator.

### Ensuite

Three piece suite comprising of Low Level WC, shower and pedestal wash hand basin. Extractor fan.

### Bedroom Two

12' 6" x 7' 9" ( 3.81m x 2.36m )

Two double glazed window to the rear aspect. Built-in-wardrobes. Radiator.

### Bathroom

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

### External Features

#### Garden

Fenced boundaries. Gate to the rear aspect. Laid to decking. Patio slabs. Laid to stone. Raised beds with mature bushes and trees.

#### Parking

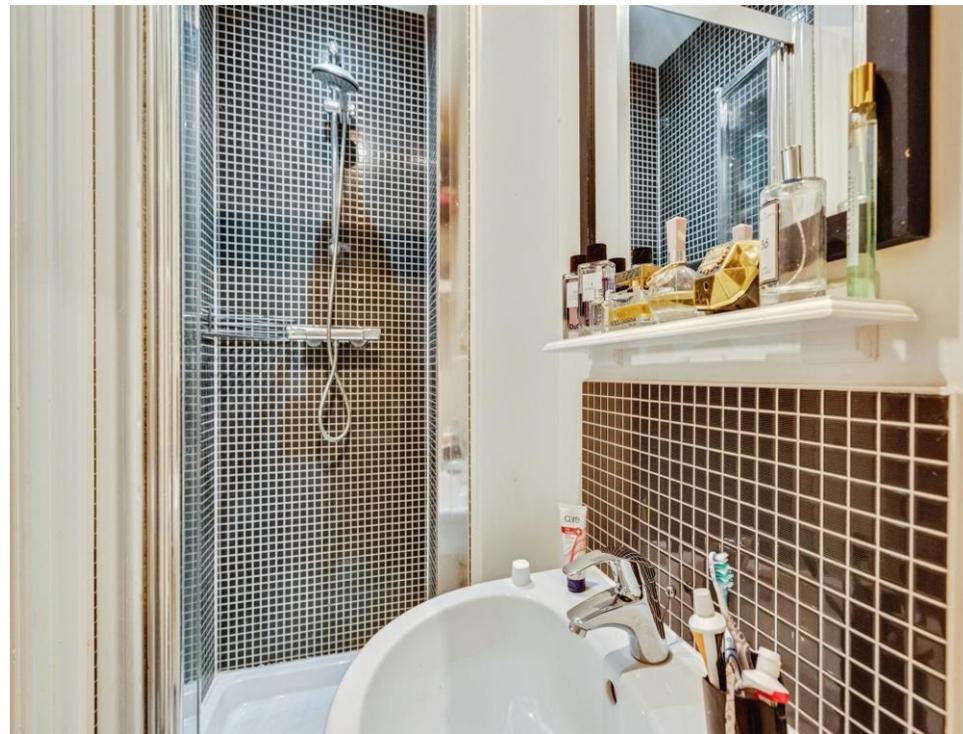
Driveway parking in front of the garage

#### Garage

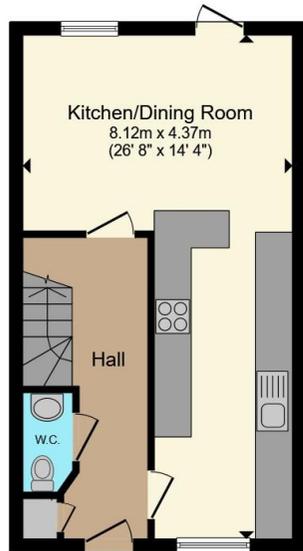
18' 5" x 9' 2" ( 5.61m x 2.79m )

Up and over door.

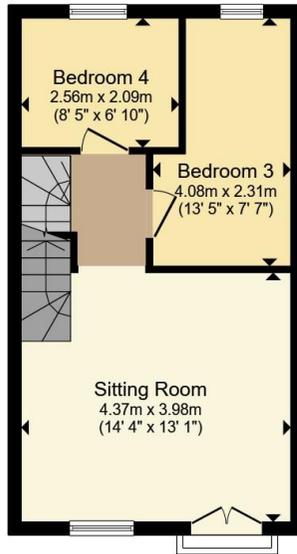




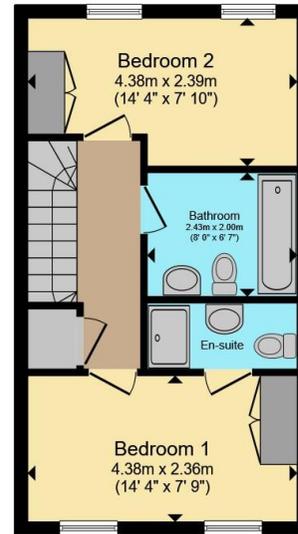




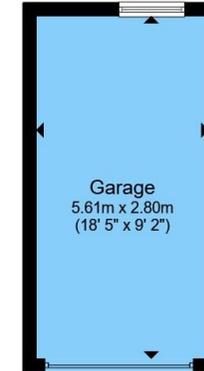
**Ground Floor**



**First Floor**



**Second Floor**



**Garage**

Total floor area 121.9 m<sup>2</sup> (1,312 sq.ft.) approx

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**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: C Council Tax  
 Band: D

Tenure: Freehold

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