



Connells

Walkinshaw Road
Swindon



Property Description

The ground floor welcomes you with a bright entrance hall, leading to a convenient cloakroom, a stylish kitchen, a separate dining room, and a spacious lounge overlooking the rear garden.

Upstairs, the property offers three well-proportioned bedrooms, including a generous primary bedroom with ensuite, along with a modern family bathroom.

Externally, the home features an enclosed rear garden, perfect for families or entertaining, as well as a driveway and an impressive 19 ft garage providing excellent storage or parking option and an EV Charging point for the property.

With its contemporary finish and well-designed layout, this is a very modern property ideal for families or first-time buyers seeking a comfortable home in a sought-after location.

Ground Floor Accommodation Entrance Hall

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

Cloakroom

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

Lounge

16' 2" x 10' 4" (4.93m x 3.15m)
Double glazed window to the front aspect.
Double glazed French doors to the rear garden. Radiator.

Dining Room

10' Into Bay x 7' 9" (3.05m Into Bay x 2.36m)
Double glazed bay window to the side aspect.
Radiators.

Kitchen

11' 2" x 7' 11" (3.40m x 2.41m)
Double glazed window to the rear aspect. Double glazed door to the rear garden. Fully fitted modern kitchen with a range of base and wall mounted units comprising of cupboards and drawers. Sink with drainer and mixer tap. Space and plumbing for washing machine, dishwasher. Space for fridge freezer. Integrated oven and four ring hob. Partially tiled to water sensitive areas.

First Floor Accommodation First Floor Landing

Access to all bedrooms and family bathroom. Storage cupboard. Radiator.

Bedroom One

12' 5" x 9' 3" (3.78m x 2.82m)
Double glazed window to the front aspect. Access to the ensuite shower room. Radiator.

Ensuite

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

Bedroom Two

13' 9" MAX narrowing to 10' 6" x 9' (4.19m MAX narrowing to 3.20m x 2.74m)
Double glazed window to the front aspect. Built-in-storage cupboard. Radiator.

Bedroom Three

7' 3" x 6' 9" (2.21m x 2.06m)
Double glazed window to the rear aspect. 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

Fenced boundaries. Laid to patio and lawn

Parking

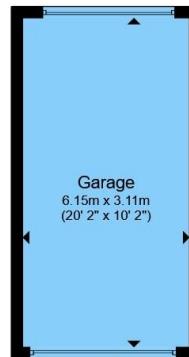
Driveway parking with EV charging point.

Garage

19' 7" x 10' (5.97m x 3.05m)

Up and over doors to the front and rear aspect.





Total floor area 103.3 m² (1,112 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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EPC Rating: C Council Tax
Band: C

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Tenure: Freehold



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