



Connells

Cagney Drive
Swindon



Property Description

A fantastic opportunity to acquire a wonderful three-bedroom detached family home, perfectly positioned in the highly desirable Abbey Meads area of North Swindon. Offering generous living space, modern comforts, and a layout ideal for growing families, this property presents the perfect blend of practicality and charm.

The ground floor features a welcoming entrance hall that sets the tone for the rest of the home. A bright and spacious lounge provides the ideal space for relaxing, while the separate dining room is perfect for family gatherings and everyday mealtimes. The well-presented kitchen offers ample storage and worktop space, and the adjoining conservatory creates a versatile additional living area-ideal as a playroom, second sitting room, or a peaceful spot to enjoy views of the garden.

Upstairs, the home continues to impress with three well-proportioned double bedrooms. Bedroom One benefits from its own en-suite bathroom and built-in storage, offering a private retreat for parents. The remaining bedrooms are served by a modern family shower room.

Outside, the property boasts an enclosed, low-maintenance rear garden that provides a safe and secure environment for children and pets. The attractive decking area is perfect for summer entertaining, alfresco dining, or simply unwinding in the sunshine. Completing this superb home is an integral garage and driveway parking, ensuring convenience for the whole household.

With its superb location

Ground Floor Accommodation Entrance Hall

Double glazed door to the front aspect. Access to kitchen, garage, cloakroom and lounge. Stairs rising to the first floor accommodation. Radiator.

Cloakroom

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

Kitchen

9' 11" x 7' 7" (3.02m x 2.31m)

Double glazed window to the front aspect. Double glazed door to the side 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 Range Cooker. Space and plumbing for washing machine. Space for fridge freezer.

Sitting Room

14' 3" x 11' 9" (4.34m x 3.58m)

Double glazed door to the side aspect. Sliding doors to the conservatory. Feature electric fire place. Archway to the dining room.

Dining Area

10' 11" x 7' 8" (3.33m x 2.34m)

Double glazed French doors to the rear garden. Under stair storage cupboard. Radiator.

Conservatory

9' 10" x 9' 8" (3.00m x 2.95m)

Double glazed door to the rear garden. Double glazed windows to all aspects.

First Floor Accommodation First Floor Landing

Double glazed window to the side aspect. Access to all bedrooms and family bathroom. Airing cupboard. Loft access partially bordered.

Bedroom One

12' 3" x 11' 7" MAX narrowing to 9' 6" (3.73m x 3.53m MAX narrowing to 2.90m)

Two double glazed windows to the front aspect. Access to the ensuite. Built-in-wardrobes. Overhead storage. Radiator.

Ensuite

Obscure double glazed window to the front aspect. Three piece suite comprising of Low Level WC, wash hand basin and bath with mixer tap and shower head. Partially tiled to water sensitive areas. Radiator.

Bedroom Two

11' 3" x 8' 9" (3.43m x 2.67m)

Double glazed window to the rear aspect. Two built-in-wardrobes. Radiator.

Bedroom Three

11' 3" x 10' 8" (3.43m x 3.25m)

Double glazed window to the rear aspect. Radiator.

Bathroom

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

External Features

Garden

Fenced boundaries. Laid to lawn and patio. Decking area.

Parking

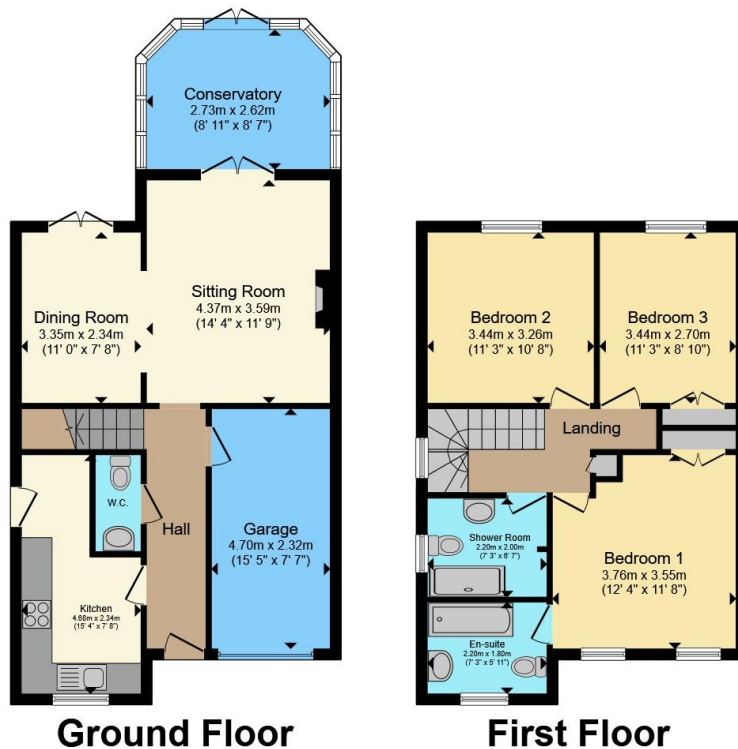
Driveway parking to the front of the property

Garage

16' 1" x 8' 1" (4.90m x 2.46m)

Integral garage with up and over door to the front. Door to the entrance hall. Power and lighting.





Total floor area 116.3 m² (1,251 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

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Unit B11 North Swindon District Centre Thamesdown Drive
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EPC Rating: Council Tax
 Awaited Band: E

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Tenure: Freehold



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