



Connells

Woodchester
Westlea Swindon



Property Description

A beautifully presented and thoughtfully extended two bedroom end of terrace home, tucked away in a quiet cul-de-sac within the ever-popular Westlea area.

The property offers spacious and well-balanced accommodation throughout, beginning with an entrance porch leading into a comfortable lounge. To the rear, a separate dining room provides an ideal space for entertaining, opening through to a stylishly refitted kitchen complete with a built-in electric oven, five ring gas hob, extractor hood and dishwasher.

Upstairs, there are two well-proportioned bedrooms alongside a modern refitted family bathroom, finished with a contemporary white suite.

Externally, the property enjoys an enclosed rear garden with gated side access, along with the added benefit of an allocated parking space. Further features include recently installed UPVC double glazing and a modern gas central heating boiler.

Westlea is well positioned for access to a range of local amenities including Shaw Ridge Leisure Park, the Link Centre and West Swindon Shopping Centre. Excellent transport links are also close by, with easy access to Junction 16 of the M4 and Swindon railway station.

Agent Note

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Ground Floor Accommodation

Entrance Porch

Double glazed front door. Double glazed window to side aspect. Double glazed door to lounge. Electric heater.

Lounge

14' 2" MAX x 11' 7" (4.32m MAX x 3.53m)

Double glazed window to front aspect. Stairs rising to first floor accommodation. Radiator. TV point. Telephone point. Access points for satellite TV and Virgin Media. Door to dining room.

Dining Room

14' 4" x 8' 10" (4.37m x 2.69m)

Double glazed window to side aspect. Radiator. Under stairs storage cupboard. Door to kitchen.

Kitchen

18' 9" x 13' 9" (5.71m x 4.19m)

Double glazed window to rear aspect. Fitted with a range of base and wall mounted units comprising cupboards and drawers. Breakfast bar. Work surfaces. Built in electric oven and five ring gas hob with extractor hood over. Integrated dishwasher. Space and plumbing for washing machine. Space for fridge/freezer. Sink and drainer unit. Tiling to water sensitive areas. Walk in larder cupboard. Wall mounted central heating boiler. Radiator. Double glazed door to rear garden.

First Floor Accommodation

First Floor Landing

Access to loft space. Doors to bedrooms and bathroom.

Bedroom One

11' 8" x 11' (3.56m x 3.35m)

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Bedroom Two

8' 11" x 7' 4" (2.72m x 2.24m)

Double glazed window to rear aspect.
Radiator.

Bathroom

Obscure double glazed window to rear aspect. Fitted with a white suite comprising panelled bath with mixer taps, wash hand basin and low level WC. Fully tiled walls and floor. Heated towel radiator.

External Features

Garden

Enclosed by wood panelled fencing. Low maintenance planting with raised beds, paving and decking area.

Parking

An allocated parking space situated in a nearby car park plus plenty of on street parking in front of the house.

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Total floor area 67.3 m² (724 sq.ft.) approx

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Tenure: Freehold

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