

Connells

Saffron Close
Swindon

Saffron Close
Swindon SN25 3JL

for sale offers in excess of
£350,000







Property Description

Situated in Woodhall Park North area of Swindon, this beautifully presented four-bedroom detached home offers spacious and versatile accommodation, making it an ideal choice for growing families. The property is entered via a welcoming entrance hall, setting the tone for the generous living space throughout. To the rear is a spacious kitchen/breakfast room, thoughtfully designed with a range of fitted units, ample worktop space and plenty of room for informal dining, making it the perfect hub of the home. To the front, the impressive lounge/diner provides an excellent space for both relaxing and entertaining, with ample room for separate seating and dining areas and direct access to the rear garden. A convenient ground floor cloakroom completes the accommodation on this level. The first floor offers four well-proportioned bedrooms, providing flexible accommodation for family living, guests or those working from home. The bedrooms are served by a modern family bathroom fitted with a stylish three-piece suite. Externally, the property continues to impress. To the front, a driveway provides off-road parking and benefits from the added convenience of an EV charging point, leading to the attached garage which offers additional parking, storage or potential workshop space. The enclosed rear garden is beautifully maintained, providing a private outdoor retreat with a well-kept lawn and patio area, ideal for al fresco dining, entertaining or simply enjoying the warmer months.

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 window to the front aspect. Door to the cloakroom, lounge/diner and kitchen/breakfast room. Stairs rising to the first floor accommodation. Radiator.

Cloakroom

Obscure double glazed window to the front aspect. Two piece suite comprising of Low Level WC and wash hand basin with vanity. Heated towel rail.

Lounge/Diner

28' 8" MAX x 11' 4" MAX (8.74m MAX x 3.45m MAX)

Double glazed bay window to the front aspect. Double glazed sliding doors to the rear garden. Door to the kitchen. Television point. Telephone point. Two radiators.

Kitchen/Breakfast Room

17' 2" MAX x 12' 7" MAX (5.23m MAX x 3.84m MAX)

Two double glazed window to the front aspect. Double glazed door the rear garden. Fully fitted kitchen with a range of base and wall mounted units comprising of cupboards

and drawers. Sink with drainer and mixer tap. Breakfast bar. Under stair storage cupboard. Space for range cooker and fridge freezer. Space and plumbing for dishwasher and washing machine. Integrated cooker hood. Radiator.

First Floor Accommodation
First Floor Landing

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

Bedroom One

10' 10" x 10' 11" (3.30m x 3.33m)

Double glazed window to the rear aspect. Radiator.

Bedroom Two

11' 2" x 9' 1" (3.40m x 2.77m)

Double glazed window to the front aspect. Radiator.

Bedroom Three

9' 9" MAX x 7' 1" (2.97m MAX x 2.16m)

Double glazed window to the rear aspect. Radiator.

Bedroom Four

9' 1" x 7' 1" (2.77m x 2.16m)

Double glazed window to the front aspect. Radiator.

Bathroom

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

External Features
Garden

Fenced boundaries. Laid to patio and lawn. Flower beds. Mature bushes. Shed.

Parking

Driveway parking

Garage

18' x 8' 1" (5.49m x 2.46m)

Up and over door to the front aspect. Power and light. EV Charging point. Boiler.







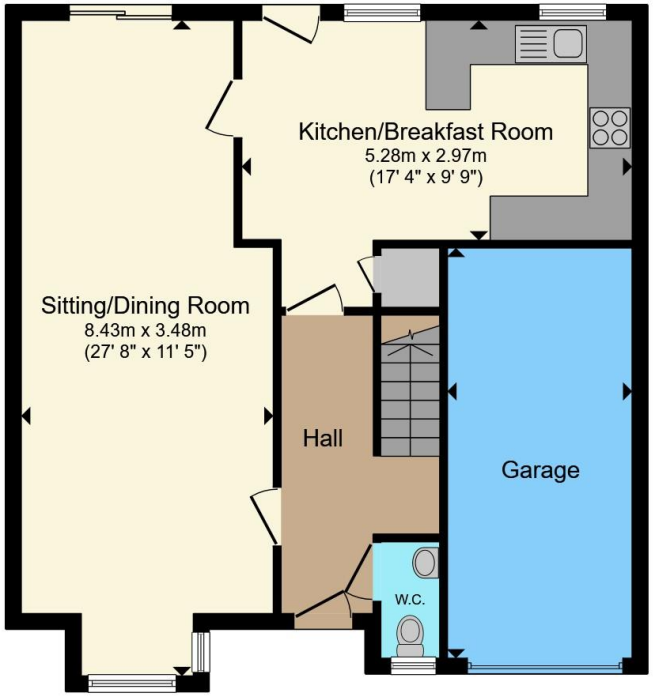




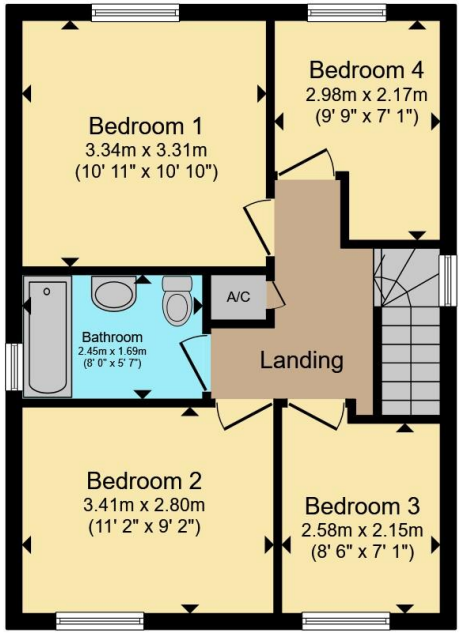



Carex





Ground Floor



First Floor

Total floor area 115.1 m² (1,239 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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Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

EPC Rating: C

Council Tax Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/SDN315009

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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