

Connells

Cassini Drive
Swindon

Cassini Drive
Swindon SN25 2JX

for sale
£325,000







Property Description

NO ONWARD CHAIN! Offering an impressive amount of accommodation arranged across three floors, this spacious four-bedroom home combines generous living areas with a flexible layout that is well suited to modern-day living.

The ground floor centres around a particularly generous reception room, measuring approximately 16'5" x 14'7", providing plenty of space for both relaxing and entertaining. The separate kitchen sits towards the front of the property, while a ground-floor WC adds everyday practicality.

A real highlight is the garden room, measuring approximately 14'9" x 9'7", creating an additional versatile living space overlooking and providing access towards the garden. Whether used as an additional sitting area, dining space or home office, it provides valuable flexibility. A separate utility room and additional garage/storage area further enhance the ground-floor accommodation.

On the first floor are two bedrooms, including the impressive principal bedroom measuring approximately 14'7" x 11'0" and benefiting from its own en-suite shower room. Bedroom four and the main family bathroom are also positioned on this level.

Continuing to the second floor are two further generous bedrooms, both offering excellent proportions, together with additional storage.

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 door to the front aspect. Door to the cloakroom, kitchen and lounge. 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. Radiator.

Lounge

16' 5" x 14' 9" (5.00m x 4.50m)

Two double glazed windows to the rear aspect. Double glazed French doors to the rear garden. Under stair storage cupboard. Telephone point. Television point. Two radiators.

Kitchen

10' 10" x 7' 6" (3.30m x 2.29m)

Double glazed window to the front aspect. Fully fitted 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. Integrated four ring gas hob and cooker hood. Space for under counter fridge.

Utility Room

8' 8" x 8' 5" (2.64m x 2.57m)

Door to the garage. Work top.

Garden Room

14' 9" x 9' 7" (4.50m x 2.92m)

Double glazed window to the rear and side aspect. Double glazed French doors to the rear garden. Door to the utility room. Electric heater.

First Floor Accommodation

First Floor Landing

Stairs rising to the second floor accommodation. Access to two bedrooms and family bathroom. Store.

Bedroom One

14' 6" x 10' 11" (4.42m x 3.33m)

Two double glazed window to the rear aspect. Access to ensuite. Radiator.

Ensuite

Three piece suite comprising of shower room, Low Level WC and wash hand basin. Partially tiled to water sensitive areas.

Bedroom Four

9' 8" x 7' 8" (2.95m x 2.34m)

Double glazed window to the rear aspect. Radiator.

Bathroom

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

Second Floor Accommodation

Second Floor Landing

Access to bedroom two and bedroom three.

Bedroom Two

14' 7" MAX x 13' 8" MAX (4.45m MAX x 4.17m MAX)

Restricted Head Height.

Double glazed window to the front aspect. Loft access. Radiator.

Bedroom Three

14' 7" x 9' 8" (4.45m x 2.95m)

Double glazed skylight to the rear aspect. Built in storage cupboard. Radiator.

External Features

Garden

Fenced and walled boundaries. Laid to patio.

Parking

Tandem driveway



















Total floor area 119.5 m² (1,287 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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Unit B11 North Swindon District Centre Thamesdown Drive
SWINDON SN25 4AN

EPC Rating: C

Council Tax Band: D

Tenure: Freehold

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