

for sale

£375,000



New Dawn Place Swindon SN1 2FB

Introducing this deceptively spacious four bedroom semi-detached home, spread across 3 floors, the current owners have made the most of the space. Providing great space for relaxing and unwinding or entertaining alike.

Viewing is highly recommended to appreciate this property!



New Dawn Place Swindon SN1 2FB

Ground Floor Accommodation

Entrance Hall

Access to Cloakroom and Kitchen / Dining Room through to Utility Room & Living Room, Stairs up to First Floor, Radiator

Cloakroom

Obscure Double Glazed Window to Front, WC, Wash Hand Basin, Radiator

Kitchen / Dining Room

Kitchen:

Double Glazed Window to Front, Modern Range of Navy Wall and Base Units with Work Surface Over, Inset Sink with Mixer Taps, Built In Oven with Gas Hob and Extractor Hood Over, Space and Plumbing for Dishwasher,

Dining Room:

Obscured Double Glazed Window to Side, Utility Cupboard with Radiator and Space for Appliance, Extractor Fan

Utility Room

Space and Plumbing for Washing Machine

Living Room

Double Glazed Patio Doors to Rear Garden, Radiator



First Floor Accommodation

Landing

Storage Cupboard, Radiator, Door to Second Floor Stairs

Bedroom 2

Double Glazed Feature Window to Front, Radiator

Bedroom 3

Double Glazed Window to Rear, Radiator

Bedroom 4 / Office

Double Glazed Window to Rear, Radiator

Bathroom

Obscured Double Glazed Window, Three Piece Suite Comprising of WC, Pedestal Sink and Panel Bath with Shower and Screen Over, Tiled Walls, Extractor Fan, Radiator

Second Floor Accommodation

Bedroom 1

Double Glazed Window to Front, Built in Wardrobes, Radiator, Door to En-Suite

En-Suite

Double Glazed Velux Style Window to Rear, Three Piece Suite Comprising of WC, Wash Hand Basin and Double Shower Enclosure, Shaving Point, Heated Towel Rail, Extractor Fan, Storage in the Eaves

External Features

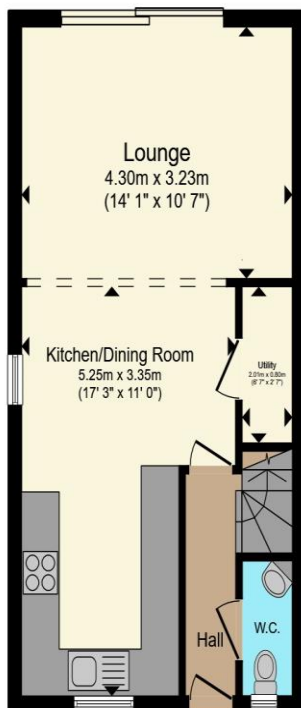
Rear Garden

Fully Enclosed with Side Gate Access, Mostly Laid to Lawn with a Covered Decking Area, Outside Tap

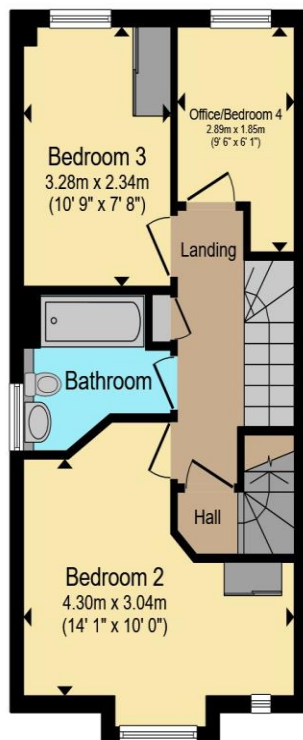
Parking

Driveway Parking for 2 Cars to the Front of the Property

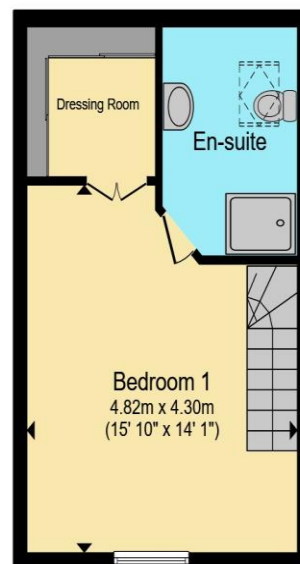




Ground Floor



First Floor



Second Floor

Total floor area 103.4 m² (1,113 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



To view this property please contact Connells on

T 01793 461757
E swindonoldtown@connells.co.uk

3-5 Victoria House, Albert St
 SWINDON SN1 3BG

Property Ref: SND103040 - 0003

Tenure: Freehold EPC Rating: B

Council Tax Band: D

view this property online connells.co.uk/Property/SND103040



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at <http://www.connells.co.uk> | www.rightmove.co.uk | www.zoopla.co.uk