



**Connells**

Capesthorpe Drive  
Swindon



### Property Description

Proudly positioned in the sought after Capesthorne Drive in North Swindon, just a short walk from the Orbital shopping park, is this beautifully positioned four bedroom family home. There are three great sized reception rooms, kitchen diner which goes from front to back, utility room and beautifully private rear garden. On the first floor the bedrooms are all great sizes, with bedroom one having its own en-suite. Externally there is driveway parking for several cars and half of the original garage. The home is neutrally decorated and carefully looked after by the current owners, whilst the area carries convenience and stature.

### Ground Floor Accommodation Entrance Hall

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

### Cloakroom

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

### Lounge

16' 10" x 12' 7" ( 5.13m x 3.84m )  
Double glazed window to the front aspect. Double glazed French doors to the rear garden. Television point. Telephone point. Two radiators.

### Dining Room

11' 7" x 7' 1" ( 3.53m x 2.16m )  
Two double glazed window to the side aspect. Door to the office. Radiator.

### Office

17' 5" MAX x 9' 7" ( 5.31m MAX x 2.92m )  
Double glazed window to the front aspect. Built-in-storage cupboard.

### Kitchen/Diner

16' 10" x 7' 8" ( 5.13m x 2.34m )  
Double glazed window to the front aspect. Double glazed French doors to the rear garden. Access to the utility room. 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 and plumbing for dishwasher. Space for under counter fridge freezer. Integrated two ovens, four ring induction hob and cooker hood. Radiator.

### Utility Room

6' 2" x 5' 10" ( 1.88m x 1.78m )  
Double glazed door to the rear garden. Wall and base units with work tops. Sink with drainer and mixer tap. Boiler. Space for under counter fridge freezer and tumble dryer. Radiator.

### First Floor Accommodation First Floor Landing

Double glazed window to the rear aspect. Access to all bedrooms and family bathroom. Loft access. Radiator.

### Bedroom One

13' 1" MAX x 11' 2" ( 3.99m MAX x 3.40m )  
Double glazed window to the rear aspect. Access to ensuite shower room. Radiator.

### Ensuite

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

## Bedroom Two

11' 8" Excluding recess x 7' 9" ( 3.56m Excluding recess x 2.36m )

Double glazed window to the side aspect.  
Radiator.

## Bedroom Three

10' 7" x 9' 3" ( 3.23m x 2.82m )

Double glazed window to the rear aspect.  
Radiator.

## Bedroom Four

9' 5" MAX x 8' MAX ( 2.87m MAX x 2.44m MAX )

Double glazed window to the front aspect.  
Radiator.

## Bathroom

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

## External Features

### Garden

Fenced boundaries. Side access to the front of the property to the driveway. Laid to lawn and patio. Shed.

## Parking

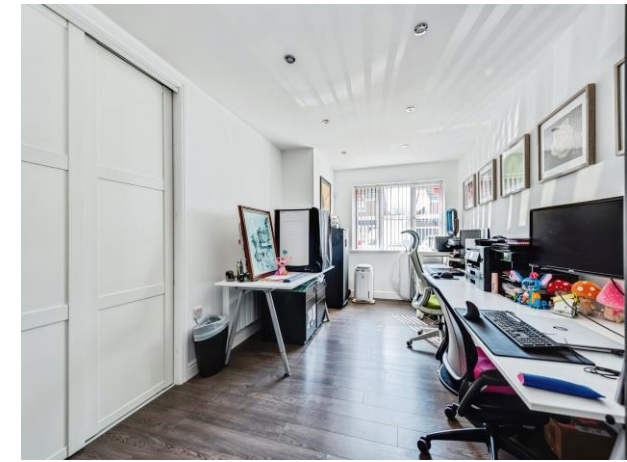
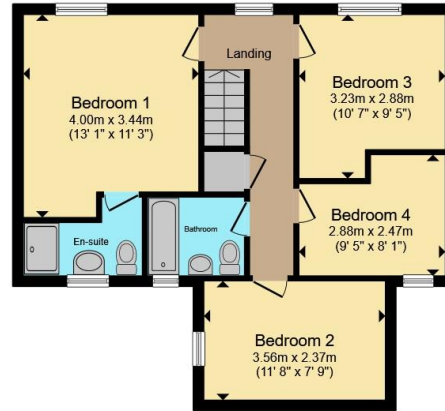
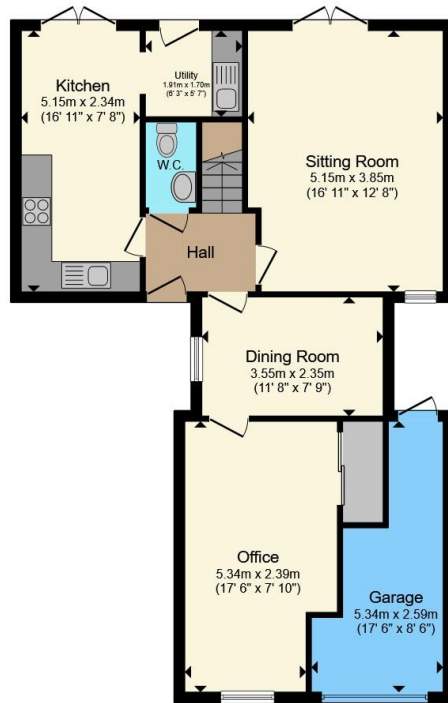
Driveway parking for several cars

## Partial Garage

17' 6" MAX x 8' 6" MAX ( 5.33m MAX x 2.59m MAX )

Up and over door to the front aspect. Double glazed door to the rear garden.





Total floor area 130.5 m<sup>2</sup> (1,404 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](http://www.propertybox.io)



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EPC Rating: C Council Tax Band: G

**view this property online [connells.co.uk/Property/SDN314668](http://connells.co.uk/Property/SDN314668)**

Tenure: Freehold



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