



**Connells**

Windflower Road  
Swindon



### Property Description

A well-presented two-bedroom home located in the sought-after Haydon Wick area of North Swindon, offering convenient access to a wide range of local amenities. The property is ideally positioned within close proximity to the Orbital Shopping Centre, providing an excellent selection of retail outlets, supermarkets, restaurants, and leisure facilities. Regular bus routes and nearby road links ensure easy access to Swindon town centre and surrounding areas.

The ground floor accommodation comprises a welcoming entrance hall, providing access to a comfortable and well-proportioned lounge, ideal for relaxing or entertaining. The kitchen is thoughtfully arranged with ample worktop and cupboard space, offering a practical and functional cooking area with room for essential appliances.

To the first floor, the property offers two well-sized bedrooms, both benefiting from good natural light, making them suitable for a variety of uses including a main bedroom and guest room or home office. The family bathroom is fitted with a modern suite, serving both bedrooms.

Externally, the property features an enclosed, low-maintenance rear garden, perfect for outdoor dining or relaxing with minimal upkeep required. Additional benefits include two allocated parking spaces located to the rear of the property. This attractive home would suit first-time buyers, professionals, downsizers, or investors looking for a property in a popular and well-connected North Swindon location.

### Ground Floor Accommodation Entrance Hall

Double glazed door to the front aspect. Access to the lounge and kitchen

### Lounge

14' 3" x 14' 2" ( 4.34m x 4.32m )  
Double glazed door to the rear leading to the low maintenance garden. Double glazed window to the rear aspect. Stairs rising to the first floor accommodation. Under stair storage cupboard. Radiator.

### Kitchen

9' 10" x 6' 1" ( 3.00m x 1.85m )  
Double glazed window to the front aspect. Fully fitted kitchen with a range of base and wall mounted units comprising of cupboards and under counter space. Sink with drainer and mixer tap. Space and plumbing for washing machine. Space for cooker. Integrated cooker hood. Boiler.

### First Floor Accommodation First Floor Landing

Access to the bedrooms and family bathroom. Loft access which has ladder and partially insulated.

### Bedroom One

11' 3" x 10' 11" ( 3.43m x 3.33m )  
Two double glazed windows to the front aspect. Built-in-storage cupboard. Radiator.

### Bedroom Two

9' 3" x 8' ( 2.82m x 2.44m )  
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, panelled bath with shower over and wash hand basin. Partially tiled to water sensitive areas.

## External Features

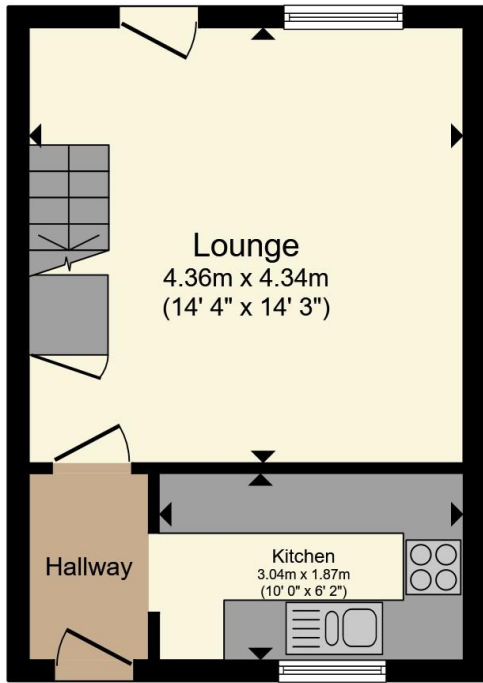
### Garden

Fenced boundaries. Laid to lawn.

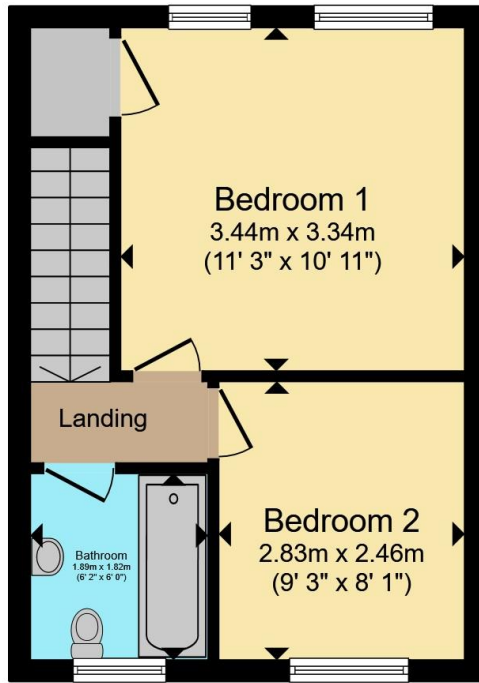
### Parking

Two allocated parking space at the rear of the property





**Ground Floor**



**First Floor**

Total floor area 54.9 m<sup>2</sup> (591 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)



To view this property please contact Connells on

**T 01793 708050**  
**E [swindonnorth@connells.co.uk](mailto:swindonnorth@connells.co.uk)**

Unit B11 North Swindon District Centre Thamesdown Drive  
 SWINDON SN25 4AN

EPC Rating: C Council Tax Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/SDN314415](http://connells.co.uk/Property/SDN314415)**



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 [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: SDN314415 - 0004