



Connells

Sawyer Road
Swindon



Property Description

Situated in the highly sought-after residential area of Abbey Meads, this attractive and well-presented three-bedroom family home offers spacious and versatile accommodation throughout. The property has been lovingly maintained and improved by the current owners and is presented to a high standard throughout. Upon entering, you are welcomed by a bright entrance hall which leads to a convenient downstairs cloakroom and a generously sized lounge, providing the perfect space for both relaxing and entertaining. To the rear of the property is a well-appointed fitted kitchen offering ample storage and workspace, with access through to a light and airy conservatory that enjoys pleasant views over the rear garden and provides additional reception space suitable for dining or family use. The first floor boasts three well-proportioned bedrooms, including a spacious principal bedroom benefiting from its own en-suite shower room. The remaining bedrooms are served by a modern family bathroom fitted with a contemporary suite. Externally, the property continues to impress with a beautifully maintained and fully enclosed rear garden, ideal for outdoor entertaining, children, or pets. Further benefits include a garage and driveway parking providing convenient off-road parking. Located close to a range of local amenities, reputable schools, transport links, and green spaces, this fantastic home

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. Stairs rising to the first floor accommodation. Door to the kitchen and lounge. Radiator.

Cloakroom

Obscure double glazed window to the side aspect. Two piece suite comprising of Low Level WC and wash hand basin. Radiator.

Kitchen

11' 4" x 7' 9" (3.45m x 2.36m)

Double glazed window to the front aspect. 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 washing machine and dishwasher. Space for fridge freezer. Integrated oven, four ring gas hob and cooker hood. Radiator.

Lounge

16' 7" x 14' 8" (5.05m x 4.47m)

Double glazed window to the rear aspect. Double glazed French doors to the conservatory. Under stair storage cupboard. Television point. Telephone point. Two radiators.

Conservatory

9' 4" x 9' (2.84m x 2.74m)

Double glazed window to the front and side aspect. Double glazed door to the rear garden. Electric heater.

First Floor Accommodation

First Floor Landing

Access to all rooms and family bathroom.
Built-in-wardrobes. Radiator.

Bedroom One

11' 5" x 11' 3" (3.48m x 3.43m)
Double glazed window to the front aspect.
Built-in-wardrobes. Access to the ensuite
shower room. Radiator.

Ensuite

Obscure double glazed window to the side
aspect. Three piece suite comprising of Low
Level WC, pedestal wash hand basin and
shower. Tiled splash back. Radiator.

Bedroom Two

11' 9" x 8' 2" (3.58m x 2.49m)
Double glazed window to the rear aspect.
Radiator.

Bedroom Three

8' 4" x 6' 2" (2.54m x 1.88m)
Double glazed window to the rear aspect.
Radiator.

Bathroom

Three piece suite comprising of Low Level
WC, wash hand basin with vanity and
panelled bath with mixer tap. Extractor fan.
Heated towel rail.

External Features Garden

Fenced boundaries. Laid to lawn, patio and
decking. Gate to the front.

Parking

Driveway parking

Garage

16' 3" x 9' 2" (4.95m x 2.79m)
Up and over door to the front aspect.





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

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Unit B11 North Swindon District Centre Thamesdown Drive
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EPC Rating: C Council Tax
 Band: D

view this property online connells.co.uk/Property/SDN314850

Tenure: Freehold



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