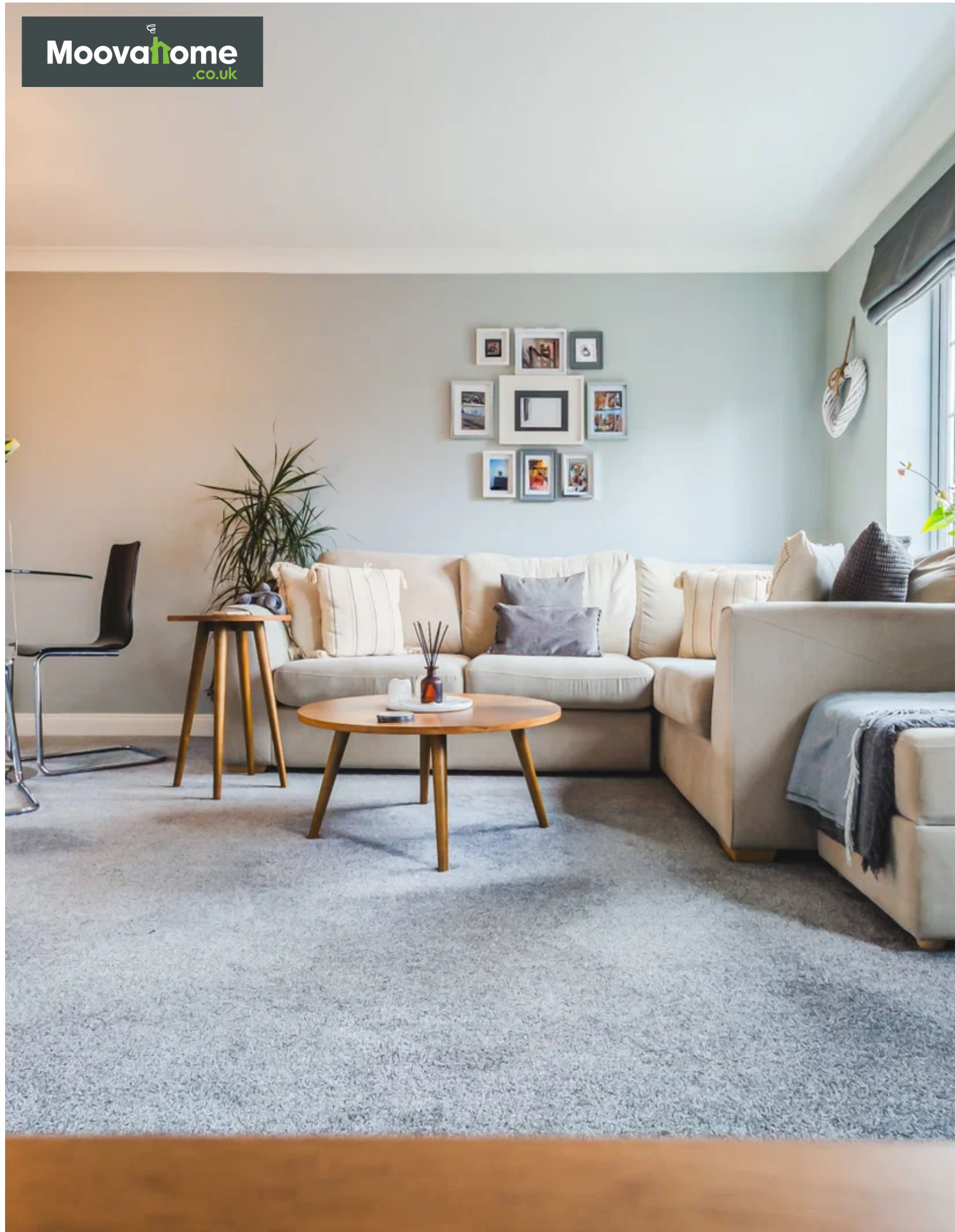
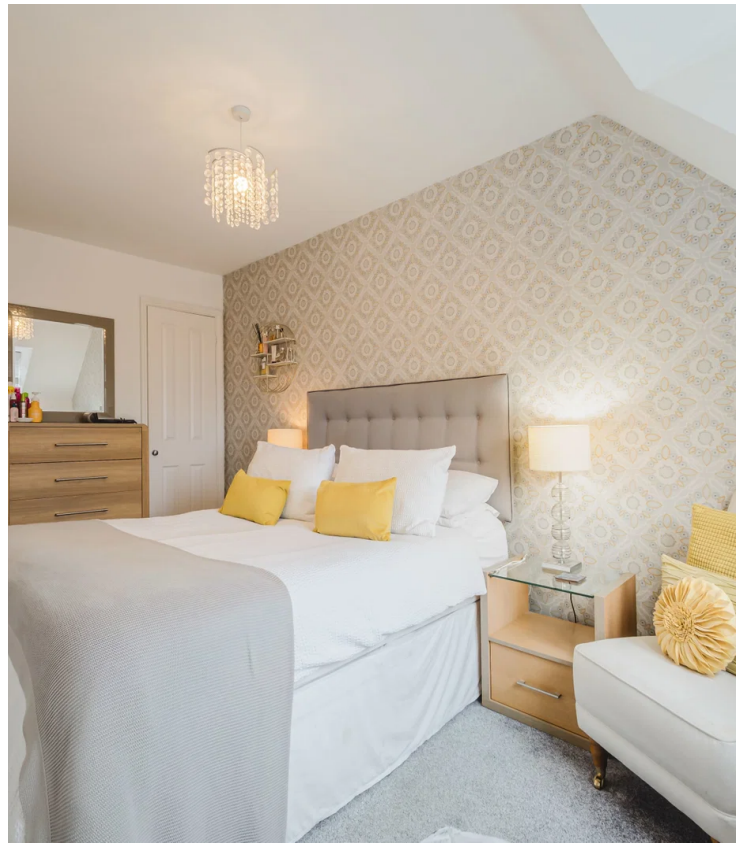




44 Dewell Mews, SN3 1QU

£325,000



Spacious Three-Bedroom Home in Old Town, Swindon

Unlock a sophisticated and versatile lifestyle with this impressive three-bedroom residence, thoughtfully arranged over three floors and ideally positioned in the highly sought-after Old Town area of Swindon (SN3 1QU).

Offering approximately 1,123 sq ft (104 sq m) of well-planned accommodation, this substantial home provides an excellent balance of space, flexibility and practicality, making it particularly well suited to families, professionals or buyers looking for a property that can adapt to modern living requirements.

The property benefits from a particularly versatile layout, with two reception areas providing excellent flexibility for everyday living and entertaining.

- Converted Garage
- No chain
- Converted garage
- Parking
- Open plan living

Bedrooms: 3 | **Bathrooms:** 1 | **Receptions:** 2

Property Type: Town House

Council Tax Band: D



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Ground Floor

Upon entering the property, you are welcomed by a practical entrance hallway providing access to the accommodation and stairs to the upper floors.

The reception room offers a comfortable additional living space which could be utilised as a sitting room, snug, playroom or dining area.

A useful utility room measures approximately, providing valuable additional storage and practical space.

The ground floor also benefits from a WC, adding further convenience for residents and guests.

One of the property's standout features is the converted carport/garage area, which has created a useful and dedicated space that could be used as a home office, study, hobby room or additional storage, subject to the buyer's requirements.

First Floor

The first floor provides an excellent open living arrangement. The kitchen provides ample room for modern appliances, preparation space and storage.

Adjacent to this is the impressive lounge/diner. This generous room provides plenty of space for both comfortable seating and dining, making it an ideal hub for family life and entertaining.

The layout also creates a natural separation between the living and sleeping accommodation, enhancing the property's practicality.

Second Floor

The second floor is home to three bedrooms and the family bathroom.

The master bedroom, providing a good-sized principal bedroom with plenty of room for bedroom furniture and storage.

Bedroom Two, offering a comfortable second bedroom suitable for a child, guest or home office space.

Bedroom Three, providing a useful additional bedroom which could also be adapted to suit individual requirements.

The family bathroom the essential facilities for the household.

Outside & Parking

Externally, the property benefits from a private rear garden, providing a pleasant outdoor space for relaxing, entertaining or enjoying warmer weather. The garden offers a relatively low-maintenance outdoor area while providing useful additional space.

A further significant benefit is the off-street parking and driveway, providing two dedicated parking spaces, making everyday arrivals and departures convenient and providing valuable parking for residents and visitors.

Location

The property is ideally positioned within the popular Old Town area of Swindon, a location renowned for its established residential streets, character and excellent selection of independent amenities.

A variety of independent shops, cafés, restaurants, pubs and bars are within easy reach, providing plenty of options for everyday essentials, dining and socialising. The area combines a strong community atmosphere with convenient access to Swindon's wider amenities.

Excellent public transport connections and access to the surrounding road network also make commuting throughout Swindon and travelling further afield straightforward.

Further Information

The property benefits from mains gas central heating, mains electricity and mains water, together with FTTP (Fibre to the Premises) broadband, providing fast and reliable connectivity suitable for modern home working, streaming and day-to-day digital requirements.

With its generous 1,123 sq ft of accommodation, three bedrooms, two reception areas, dedicated study/converted carport, spacious lounge/diner, private garden and parking for two vehicles, this is a particularly versatile home in a highly desirable Old Town location.

Room dimensions:

Reception Room: 2.53m x 3.68m (8'4" x 12'1")

Utility Room: 1.73m x 1.81m (5'8" x 5'11")

Kitchen: 4.46m x 2.79m (14'8" x 9'2")

Lounge/Diner: 4.41m x 4.88m (14'6" x 16'0")

Master Bedroom: 2.49m x 4.03m (8'2" x 13'3")

Bedroom Two: 2.47m x 3.14m (8'1" x 10'4")

Bedroom Three: 1.85m x 2.87m (6'1" x 9'5")

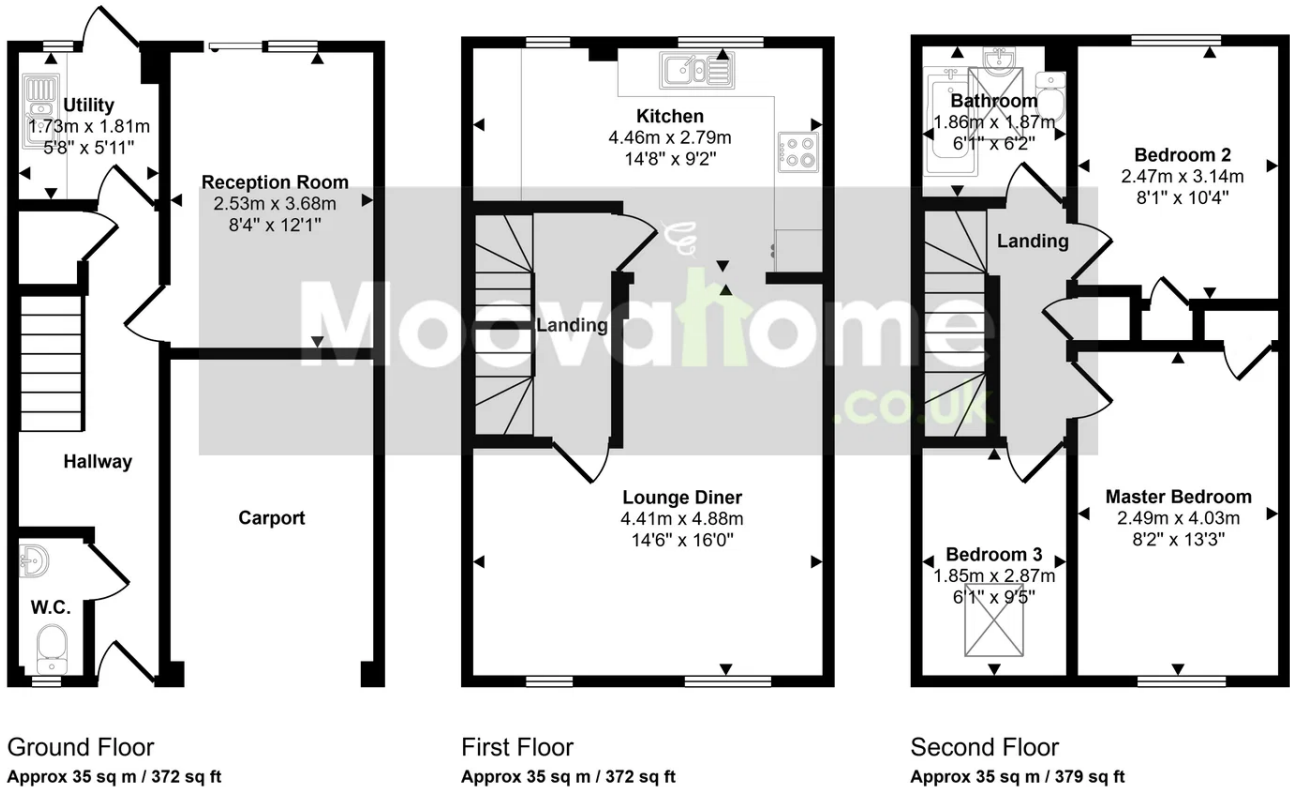
Bathroom: 1.86m x 1.87m (6'1" x 6'2")







Approx Gross Internal Area
104 sq m / 1123 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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