



**Connells**

St. Marys Grove  
Swindon



## Property Description

Situated in the sought-after Gorsehill area, this attractive three-bedroom family home offers well-balanced accommodation arranged over two floors and is ideally suited to modern family living. The ground floor is accessed via a welcoming entrance hall which leads to a spacious and comfortable lounge, perfect for relaxing or entertaining. A separate dining room provides an excellent space for family meals and social gatherings, while the fitted kitchen offers practical workspace and storage. Completing the ground floor is a contemporary shower room, adding flexibility and convenience.

To the first floor, the property features three well-proportioned bedrooms, each offering comfortable living space and natural light. A further shower room serves this level, enhancing the practicality of the home for growing families or visiting guests. Externally, the property enjoys an enclosed rear garden, ideal for children, pets, or outdoor entertaining. Additional benefits include driveway parking and a garage located to the rear of the property, providing valuable off-road parking and storage. Located within easy reach of local amenities including local shops, children play parks, tennis courts and selection of dog walks schools, and transport link including a short distance from the train station with main lines to London and Bristol, perfect for commuting this property represents an excellent opportunity to acquire a family home in a popular and established residential area.

## Ground Floor Accommodation

### Entrance Hall

Double glazed door to the side aspect. Access to the lounge and dining room. Stairs rising to the first floor accommodation.

### Lounge

13' 11" x 13' 10" ( 4.24m x 4.22m )

Double glazed window to the side aspect. Under stair storage cupboard. Open fire place with chimney. Radiator.

### Dining Room

13' 9" x 10' 2" Into Bay ( 4.19m x 3.10m Into Bay )

Double glazed bay window to the front aspect. Radiator.

### Inner Hall

Storage cupboard. Access to the shower room and kitchen. Storage cupboard.

### Kitchen

13' 2" x 11' 10" ( 4.01m x 3.61m )

Double glazed window to the side and rear aspect. Double glazed door to the side leading to the rear garden. Fully fitted kitchen with a range of base and wall mounted units comprising of cupboards and drawers. Sink with drainer and mixer tap. Island with breakfast bar and drawers. Space for range cooker. Space for two under counter fridge freezers. Space and plumbing and washing machine and tumble dryer.

## Shower Room

Obscure double glazed window to the side aspect. Three piece suite comprising of Low Level WC, wash hand basin and shower. Heated towel rail. Partially tiled to water sensitive areas.

## First Floor Accommodation

### First Floor Landing

Access to all rooms and shower room. Loft access.

### Bedroom One

13' 10" MAX narrowing to 12' 7" x 10' 3" ( 4.22m MAX narrowing to 3.84m x 3.12m )

Double glazed window to the rear aspect. Radiator.

### Bedroom Two

13' 8" x 10' 9" ( 4.17m x 3.28m )

Double glazed window to the front aspect. Radiator.

### Bedroom Three

9' 5" x 6' 5" ( 2.87m x 1.96m )

Double glazed window to the side aspect. Radiator.

## Shower Room

Obscure double glazed window to the side aspect. Three piece suite comprising of Low Level WC, wash hand basin and shower. Fully tiled to all areas.

## External Features

### Garden

Walled boundaries. Gate to the front of the property and gate to the rear leading to the garage and parking. Laid to patio, stone and lawn area. Greenhouse. Mature shrubs and bushes.

### Parking

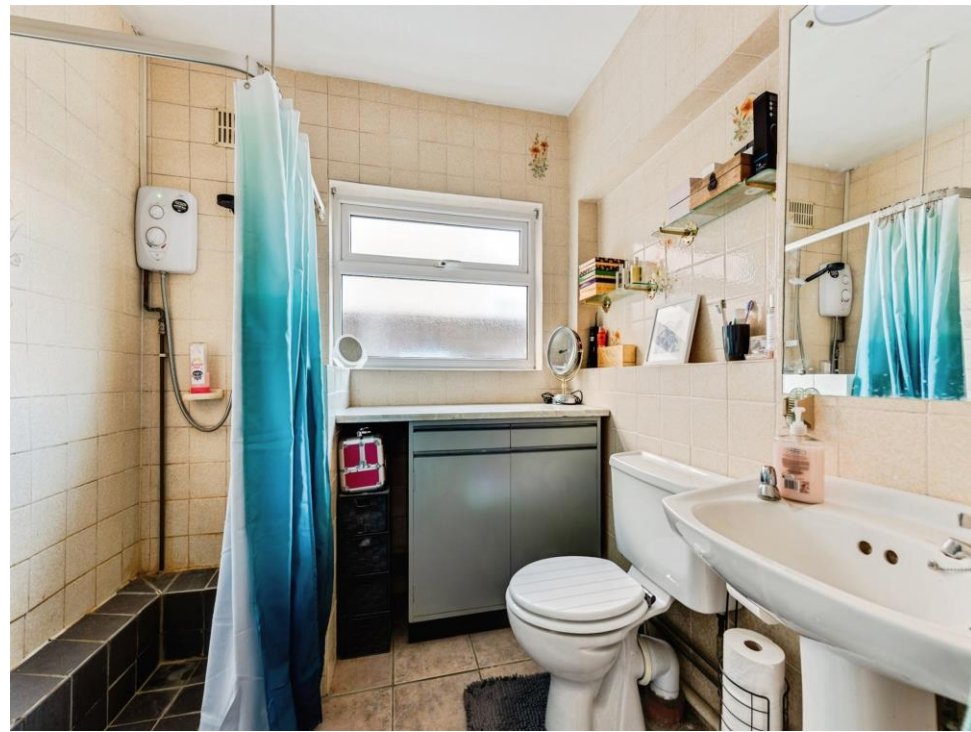
Driveway parking to the rear of the property.

### Garage

19' 6" x 9' 8" ( 5.94m x 2.95m )

Two doors. Double glazed door to the side aspect.









Total floor area 125.2 m<sup>2</sup> (1,348 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

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Unit B11 North Swindon District Centre Thamesdown Drive  
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EPC Rating: D

Council Tax  
 Band: C

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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