



17 Swaylands Drive, Sale

Sale

£650,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



17 Swaylands Drive

Sale

Stylish three-bedroom semi-detached house with open-plan living, modern kitchen, bi-fold doors to garden, off-road parking, utility room, and luxurious bathroom. Ideal for families and entertaining.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Modern kitchen with integrated appliances
- Open plan living area
- Bi-fold doors to garden
- Private garden with decked patio
- Large modern bathroom with walk-in shower and bath
- Utility room and downstairs wc

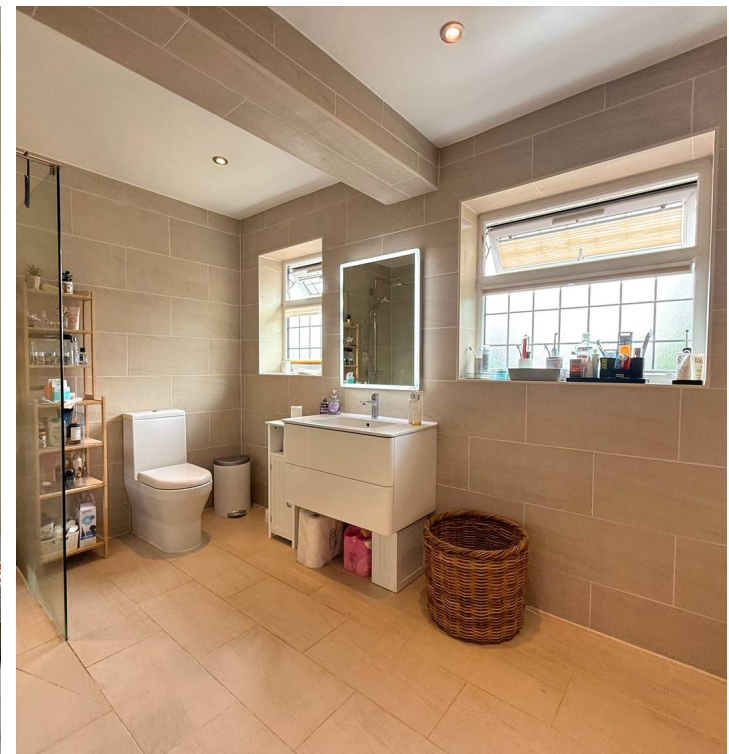


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This beautifully presented three-bedroom, semi-detached house offers the perfect blend of modern style, generous living spaces, and thoughtful design features throughout. The property welcomes you with a striking bay-windowed facade, complemented by a paved driveway providing off-road parking for multiple vehicles and a neatly trimmed front hedge for added privacy. Inside, the bright and airy layout includes two stylish reception areas, both flooded with natural light and finished with elegant wood flooring, including a herringbone pattern in the inviting living room.

The expansive open plan living area at the rear is a genuine showstopper, boasting wide bi-fold doors and skylights that create a seamless connection to the private garden while enhancing the sense of space and light. The heart of the home lies in the contemporary kitchen, where a central island, integrated appliances, and pendant lighting offer the ideal setting for family life and entertaining. Adjacent to the kitchen, the dining area benefits from a warm, welcoming atmosphere, making it a delightful space for every-day meals and gatherings. A utility room and wc complete the ground floor accommodation.

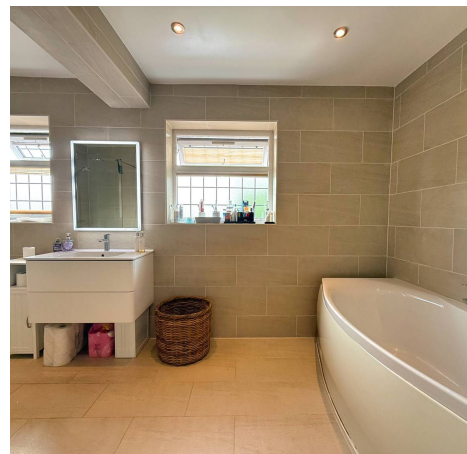


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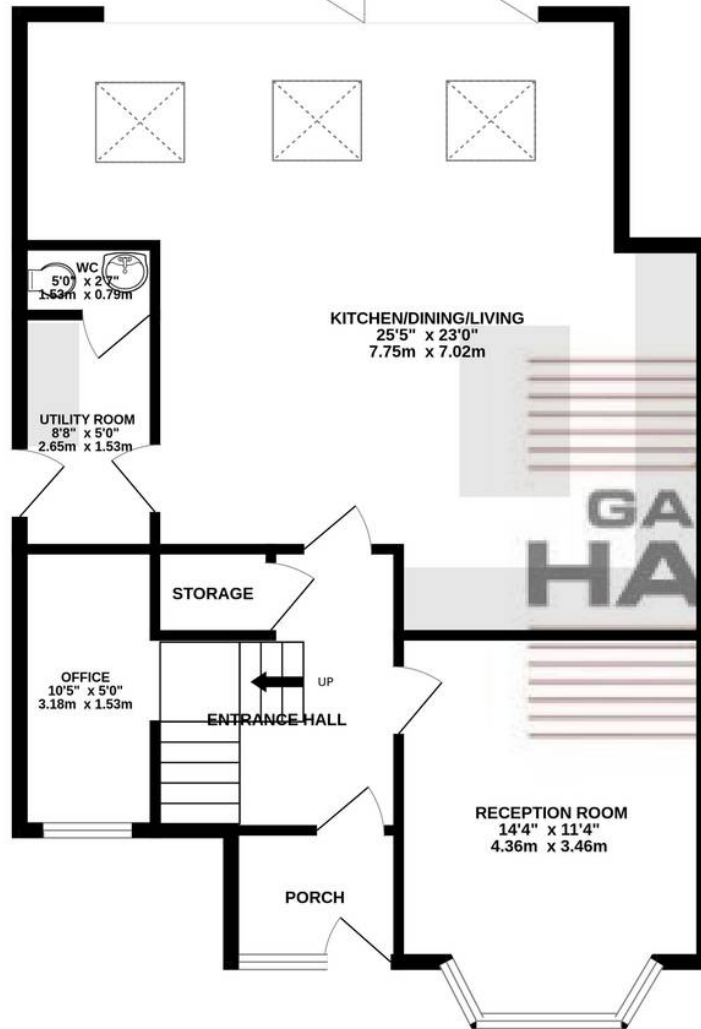
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Upstairs, three well-proportioned bedrooms deliver comfort and practicality. Each bedroom enjoys abundant natural light, with exceptional storage solutions and neutral decor offering a tranquil retreat. The large, stylish bathroom is fitted with a free standing bath-tub, a modern wall-mounted sink, integrated lighting, and a walk-in shower with sleek glass partition, all finished with contemporary fixtures and neutral tiling for a fresh, luxurious feel.

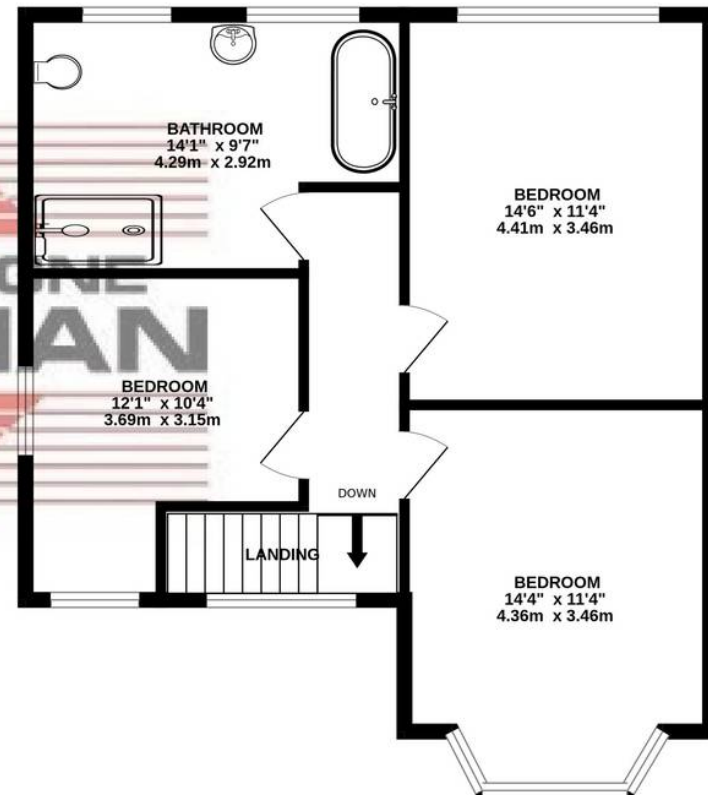
Outside, the property excels in providing lifestyle benefits for families and entertainers alike. The rear garden is a true sanctuary, featuring a well-maintained lawn bordered by privacy hedges, a spacious decked patio ideal for al fresco dining, and a garden shed for extra storage. Bi-fold doors from both the living and dining areas invite seamless indoor-outdoor living, while the decked seating area offers the perfect spot for relaxing in the sun or hosting summer gatherings. Modern recessed lighting, quality wood flooring, and contemporary radiators throughout the home add further touches of comfort and style. With its combination of practical features, flexible spaces, and high-end finishes, this exceptional semi-detached house is ready to welcome its next owners into a lifestyle of comfort, convenience, and modern elegance.



GROUND FLOOR
843 sq.ft. (78.3 sq.m.) approx.



1ST FLOOR
621 sq.ft. (57.7 sq.m.) approx.



TOTAL FLOOR AREA : 1464 sq.ft. (136.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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