







### Property Description

Located in the well-established and popular Moredon area of North Swindon, this attractive modern three-bedroom home offers well-balanced accommodation throughout and is presented in good order. The ground floor is entered via a welcoming entrance hall, providing access to all principal rooms and stairs to the first floor. A convenient cloakroom adds practicality for everyday living. The modern fitted kitchen is thoughtfully arranged with a range of wall and base units, offering ample storage and worktop space, ideal for cooking and meal preparation. To the rear of the property, the spacious lounge provides a comfortable and versatile living area with plenty of natural light and ample space for both seating and dining furniture, creating a perfect setting for relaxing or entertaining. Upstairs, the first-floor landing leads to three well-proportioned bedrooms. The main bedroom is a generous double room, complete with built-in wardrobes and the added benefit of a private en-suite shower room fitted with a contemporary suite. Bedroom two is also a good-sized double and benefits from built-in wardrobes, offering excellent storage. A modern family bathroom, fitted with a white suite, serves the remaining bedrooms. Externally, the property enjoys an enclosed, low-maintenance rear garden designed for ease of upkeep, garage and driveway parking with EV charging point.

### Ground Floor Accommodation Entrance Hall

Double glazed door to the front aspect. Access to the cloakroom, kitchen and lounge. Storage cupboard. Stairs rising to the first floor accommodation. Radiator.

### Cloakroom

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

### Lounge

15' narrowing to 11' 6" x 14' 6" ( 4.57m narrowing to 3.51m x 4.42m )  
Two double glazed window to the rear aspect. Double glazed French doors to the rear garden. Television point. Telephone point. Under stair storage cupboard. Radiator.

### Kitchen

12' 2" x 8' ( 3.71m x 2.44m )  
Double glazed window to the front aspect. Fully fitted kitchen with a range of base and wall mounted units comprising of cupboard and drawers. Sink with drainer and mixer tap. Space for fridge freezer. Space and plumbing for washing machine. Integrated oven, four ring gas hob, cooker hood and boiler. Radiator.

### First Floor Accommodation First Floor Landing

Access to all three bedrooms and family bathroom. Loft access. Airing cupboard. Radiator.

### Bedroom One

11' 11" x 8' 6" ( 3.63m x 2.59m )  
Double glazed window to the rear aspect. Built-in-wardrobe. Access to ensuite shower room. Radiator.

### Ensuite

Three piece suite comprising of Low Level WC, pedestal wash hand basin and shower. Extractor fan.

### Bedroom Two

8' 8" x 8' 6" ( 2.64m x 2.59m )  
Double glazed window to the front aspect. Fitted wardrobes and dressing area. Radiator.

### Bedroom Three

8' 11" x 6' 2" ( 2.72m x 1.88m )  
Double glazed window to the rear aspect.  
Radiator.

### Bathroom

Obscure double glazed window to the front aspect. Three piece suite comprising of Low Level WC and pedestal wash hand basin, panelled bath with mixer tap and shower over. Radiator.

### External Features Garden

Fenced boundaries. Laid to artificial lawn.  
Laid to patio. EV Charging point. Gate to the side leading to the driveway.

### Parking

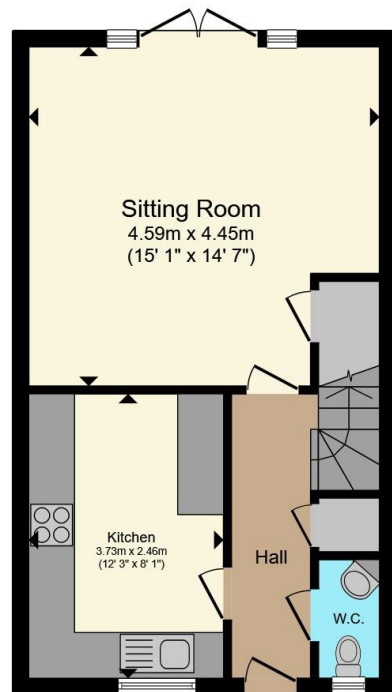
Driveway parking to the front of the garage

### Garage

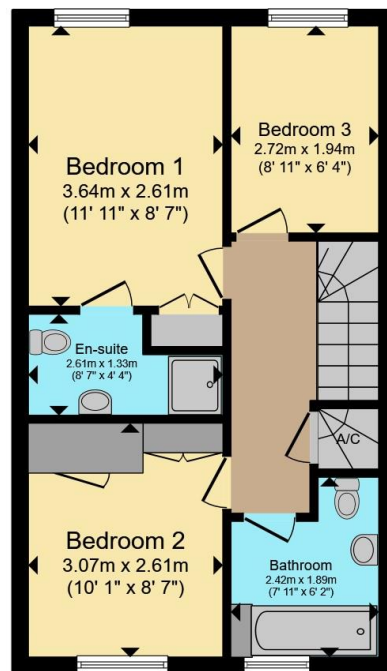
19' x 9' 10" ( 5.79m x 3.00m )  
Up and over door



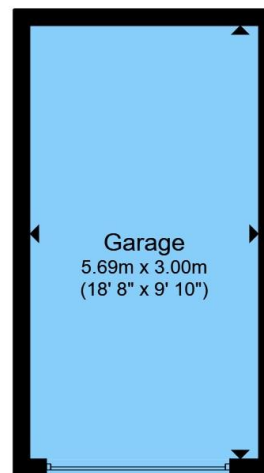




**Ground Floor**



**First Floor**

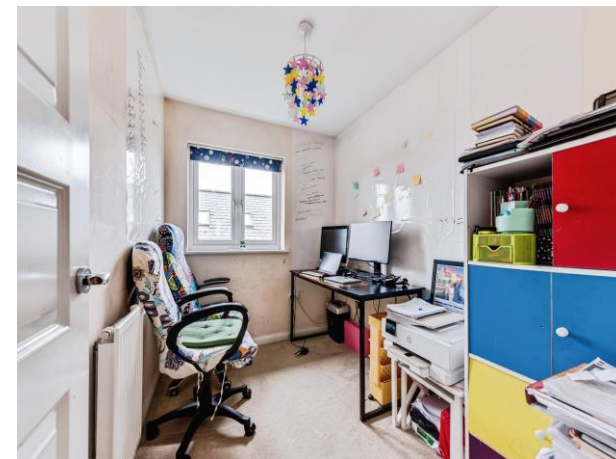


**Garage**

Total floor area 93.1 m<sup>2</sup> (1,002 sq.ft.) approx

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EPC Rating: C Council Tax  
Band: D

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Tenure: Freehold



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