





Property Description

NO ONWARD CHAIN! Upon arrival, the property greets you with a bright and airy entrance porch-an ideal space for coats, shoes, and day-to-day essentials. This leads into a spacious entrance hall that forms the heart of the ground floor, providing access to the main living areas. The generous lounge/diner enjoys plenty of natural light from dual aspects, creating a warm and versatile space perfect for both everyday living and entertaining. Adjacent to the lounge/diner is the well-proportioned kitchen, offering ample worktop and storage space with scope to personalise or extend according to preference. The first-floor accommodation is thoughtfully arranged, comprising two comfortable double bedrooms and a well-designed single bedroom fitted with a built-in bed and custom storage units beneath-ideal for a child's room, home office, or guest space. The family bathroom features a corner bath with a shower over, providing both practicality and relaxation options. Externally, the home continues to impress. To the rear is a beautifully maintained and fully enclosed garden, offering a private outdoor retreat suitable for children, pets, or alfresco dining. The front of the property benefits from a garage and driveway parking positioned directly in front of it, ensuring excellent convenience for residents and visitors alike. With its peaceful setting, well-presented interiors, and appealing outdoor space, this home presents an excellent opportunity making it the perfect family home!

Ground Floor Accommodation

Entrance Porch

Double glazed door to the front aspect. Double glazed window to the front aspect. Access to the entrance hall.

Entrance Hall

Double glazed door to the front aspect to the entrance porch. Stairs rising to the first floor accommodation. Under stair storage cupboard. Access to the lounge and kitchen. Radiator.

Lounge/Diner

27' 4" MAX x 11' 6" MAX (8.33m MAX x 3.51m MAX)

27 Ft 04 Inches narrowing to 13 Ft 11 Inches X 11 Ft 6 Inches narrowing to 9 Ft 2 Inches

Double glazed window to the front aspect. Double glazed sliding patio doors to the rear garden. Fireplace with electric fire. Television point. Serving hatch to the kitchen. Two radiators.

Kitchen

10' 3" MAX x 9' 3" MAX (3.12m MAX x 2.82m MAX)

Double glazed window to the rear aspect. Double glazed door to the side aspect 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. Space for two under counter fridge freezers. Space and plumbing for washing machine. Integrated four ring electric hob, Ness oven and Worcester boiler. Larder. Serving hatch. Radiator.

First Floor Accommodation

First Floor Landing

Double glazed door to the side aspect. Loft access Airing cupboard.. Doors to the three bedrooms and family bathroom.

Bedroom One

12' 5" x 11' 11" MAX narrowing to 10' 2" (3.78m x 3.63m MAX narrowing to 3.10m)

Double glazed window to the front aspect. Built-in-wardrobes. Television point. Radiator.

Bedroom Two

9' 11" x 9' 8" (3.02m x 2.95m)

Double glazed window to the front aspect. Built-in-wardrobes. Radiator.

Bedroom Three

8' 1" x 7' 7" MAX narrowing to 4' 1" (2.46m x 2.31m MAX narrowing to 1.24m)

Double glazed window to the front aspect. Built-in-single bed with under bed storage. Television point. Radiator.

Bathroom

Two obscure double glazed window to the front aspect. Three piece suite comprising of large corner bath with shower, wash hand basin with vanity and Low Level WC. Corner units for storage. Fully tiled to all areas. Heated towel rail.

External Features

Garden

Fenced boundaries. Laid to lawn and patio. Raised flower beds. Gate to the front of the property.

Parking

Driveway parking

Garage

16' 5" x 8' 2" (5.00m x 2.49m)

Up and over door to the front aspect. Door to the rear aspect.

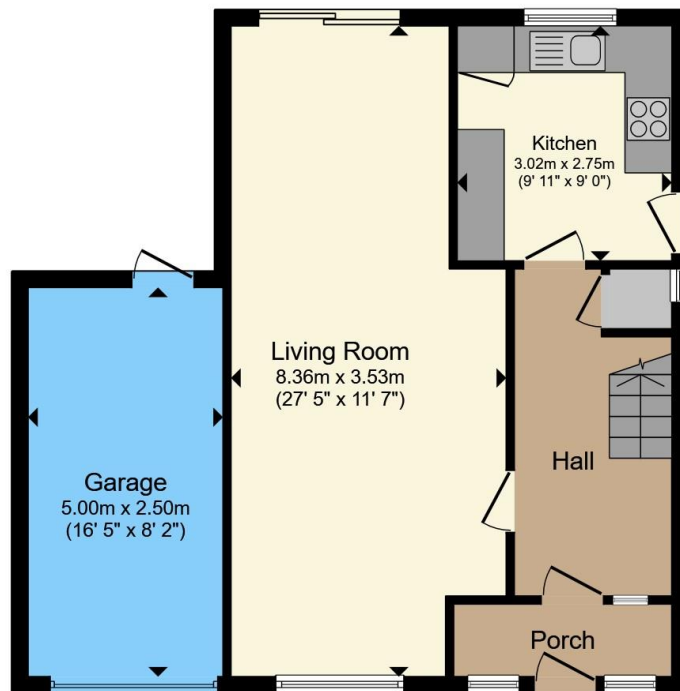
Agent Note:

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly

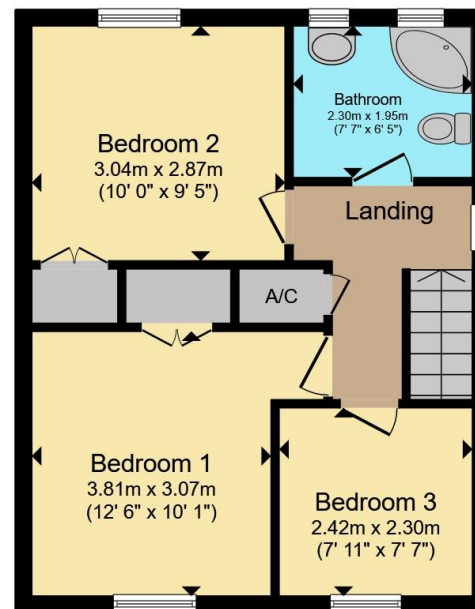








Ground Floor



First Floor

Total floor area 101.6 m² (1,094 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

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EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

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Property Ref: SDN314294 - 0003