2 Bedroom Town House £260,000

Abbotsbury Way, Swindon, SN25 4YA

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2 Bedroom Town House

North Swindon

- Town House
- Driveway parking and garage
- Living dining room

An IMPRESSIVELEY PROPORTIONED, two bedroom home with NEW FITTED KITCHEN and benefiting from DRIVEWAY PARKING and SUBSTSNTIAL GARAGE with French doors to the garden. The space is perfect for conversion to a family room, with a mini kitchen and WC, a space for entertaining, a space for a home gym, hobby room, guest bedroom, the options are endless.
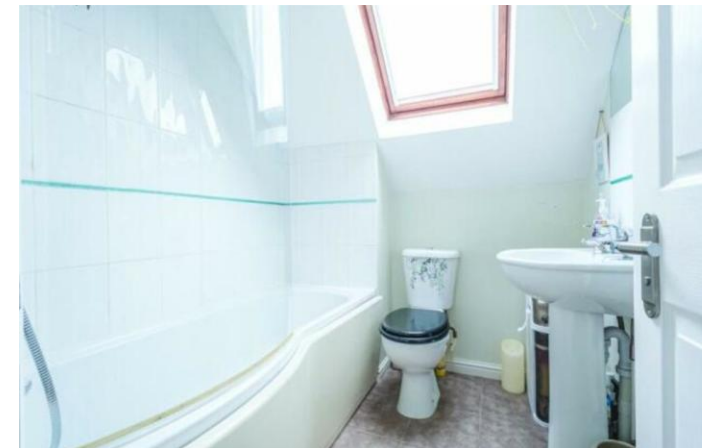
Property description

ENTRANCE HALL
Providing access to the garage as well as stairs to the first floor

GARAGE
A versatile and large space that is currently being used by the current owner as a large storage area as well as a utility room. However, many properties in the area have converted this space to an additional living area as there are many options that could be considered. Perhaps you have a hobby, and this room would be the perfect space, maybe a home gym, perhaps simply turn the space into a family/entertaining room. Maybe add a small kitchenette and ground floor WC which would be perfect for entertaining and when you have a BBQ. You can even separate a section to remain as a storage area. The options are endless so feel free to use your imagination. The space also benefits from a storage cupboard under the stairs as well as French doors into the garden and a garage door to the driveway.

LANDING

Providing access to the living room and the kitchen as well as stairs to the second floor and naturally lit in the day time with a window to the front.

LIVING ROOM

A large space to the rear of the property with two windows overlooking the garden the current owners utilise this space as a living room as well as a dining space and a place to work from home.

KITCHEN

Located to the front of the property with a window over the kitchen sink this modern and newly fitted kitchen has a range of base and wall units, a draw unit and an integrated eye level oven and microwave. There is a gas hob with a stainless steel extractor over. there is additional space for a free standing fridge freezer.

SECOND FLOOR LANDING
Providing access to both the bedrooms as well as the family bathroom and a useful storage cupboard.

MASTER BEDROOM
Situated to the front of the property this lovely double bedroom has a built in wardrobe with sliding doors.

BEDROOM 2
Located to the rear of the property this is a good sized bedroom and would make a perfect guest bedroom, nursery, home office or a dressing room.
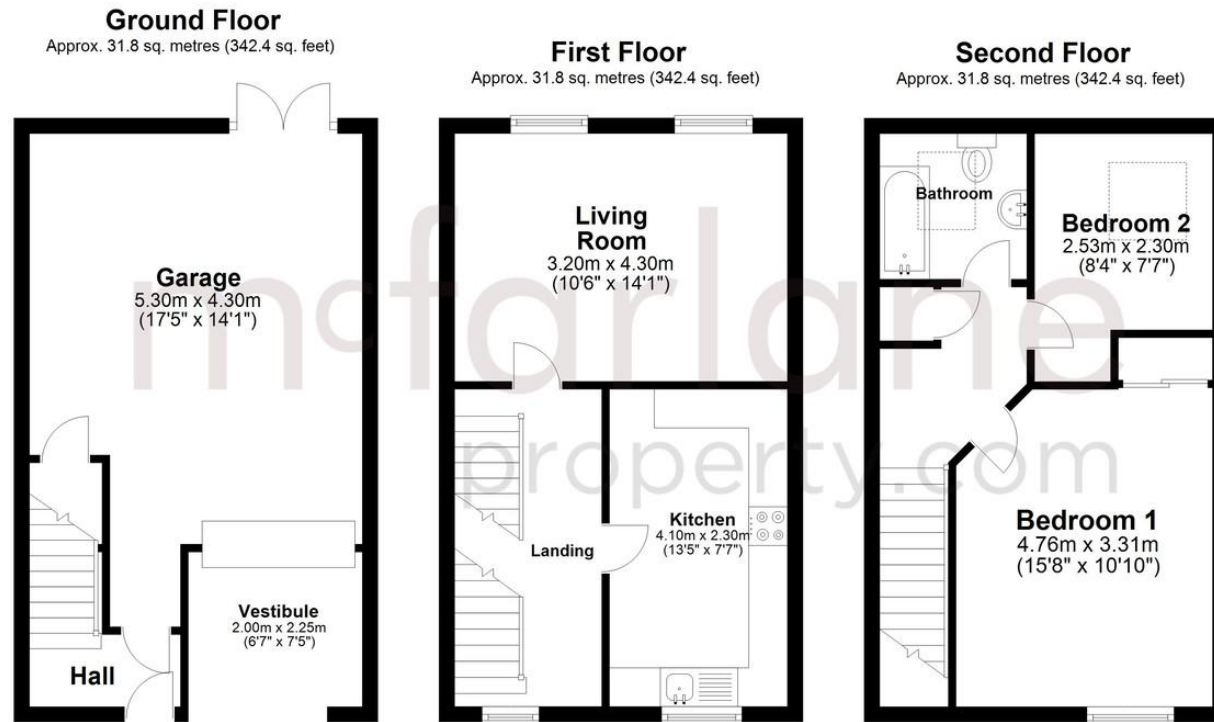
FAMILY BATHROOM
A simply decorated bathroom with a P shaped panel bath with curved glass screen and shower over, pedestal wash hand basin, heated towel rail and WC.

EXTERNAL
To the front of the property there is driveway parking and access to the garage through the covered vestibule area. To the rear of the property there is a generous, fully fenced, rear garden with a patio area perfect for a summer BBQ, a good sized lawn and a variety of mature plants, shrubs and bushes.

Ground Floor
Approx. 31.8 sq. metres (342.4 sq. feet)

Garage
5.30m x 4.30m
(17'5" x 14'1")

Vestibule
2.00m x 2.25m
(6'7" x 7'5")

Hall

First Floor
Approx. 31.8 sq. metres (342.4 sq. feet)

Living Room
3.20m x 4.30m
(10'6" x 14'1")

Landing

Kitchen
4.10m x 2.30m
(13'5" x 7'7")

Second Floor
Approx. 31.8 sq. metres (342.4 sq. feet)

Bathroom

Bedroom 2
2.53m x 2.30m
(8'4" x 7'7")

Bedroom 1
4.76m x 3.31m
(15'8" x 10'10")

Total area: approx. 95.4 sq. metres (1027.2 sq. feet)

We ♥ where you LIVE

Our team are friendly, experienced and are all local. They know it better than they do their own living rooms and can help you find what you're looking for because we love where we live.

We would be delighted to show you around this property.

Because every home needs a personal touch.

If you would like to view this property then please get in touch.

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