



2 Dalton Close, Walcot, Swindon, Wiltshire, SN3 3HD

£169,995



Swindon Homes are very pleased to market this extremely well presented three bedroom end-terraced property situated in a quite cul-de-sac in Walcot Swindon. The accommodation comprises entrance hall, lounge /diner, kitchen/breakfast room, two double and a single bedroom plus a family bathroom. Further benefits include gas central heating plus a log burner in the lounge, uPVC double glazed windows and doors, an enclosed rear garden side access and a newly paved driveway with parking for 2-3cars. The property is close to local shops, bus routes and schools and has easy access to the A419 and M4 if required. The property is Laing Easy construction.

Driveway Parking

approx 15' x 29' (approx 4.57m x 8.84m)

Paved driveway with parking for approx. 2-3 cars, main entrance door, wooden gate for rear access, all enclosed by brick wall and wooden fencing.

Entrance Hall

9'4" x 5'6" (2.84m x 1.68m)

uPVC half glazed entrance door, stairs to first floor with open storage area under, wall mounted coat hooks, radiator, tiled floor, doors to lounge and kitchen.

Lounge / Diner

18'4" x 9'5" into 13'9" (5.59m x 2.87m into 4.19m)

uPVC double glazed window with fitted blind to front aspect, uPVC sliding patio doors to rear aspect, feature open fire place with tiled hearth housing log burner, radiator, laminate flooring, three quarter glazed door to hallway.





Kitchen / Breakfast Room

18'4" x 6'8" into 9'7" (5.59m x 2.03m into 2.92m)

uPVC double glazed window with fitted blinds to front and rear aspect, half glazed uPVC door to garden. A modern fitted kitchen with cream cottage style units at both eye and base level, matching rolled top work surface and part tiled walls, stainless steel one and a half bowl square sink unit with over, integrated gas hob with electric fan assisted oven under and extractor over, integrated dishwasher and washing machine, space for American fridge / freezer, wine rack, radiator, ceiling down lights, separate cupboards housing electric and gas meters, tiled floor, archway to hallway.

There is space for family size dining table and chairs in the kitchen

Stairs to First Floor

landing 3'7" x 8'4" (landing 1.09m x 2.54m)

Stairs with balustrade from hallway to first floor landing, uPVC double glazed window with fitted blinds to rear aspect, doors to three bedrooms and family bathroom, ceiling down light.

Bedroom One

13'8" x 9'8" (4.17m x 2.95m)

uPVC double glazed window with fitted blinds to front aspect, radiator, two over stairs storage cupboards, door to landing.

Bedroom Two

10'9" x 11'4" (3.28m x 3.45m)

uPVC double glazed window with fitted blinds to front aspect, radiator, access to insulated loft space, door to landing

Bedroom three

7'9" x 9' (2.36m x 2.74m)

uPVC double glazed window to rear aspect, radiator, cupboard housing wall mounted combi boiler, door to landing.

Family Bathroom

5'5" x 6'8" into 2'5" x 2'1" (1.65m x 2.03m into 0.74m x 0.64m)

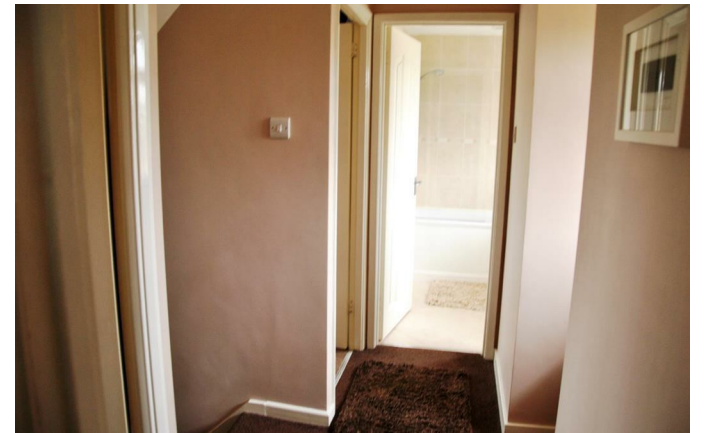
Two opaque double glazed windows to rear aspect. A modern white bathroom suite comprising panelled bath with mixer tap and shower attachment, wall mounted Triton electric shower over, shower screen, pedestal wash basin, low level WC, heated towel rail, ceiling down lights, door to landing.

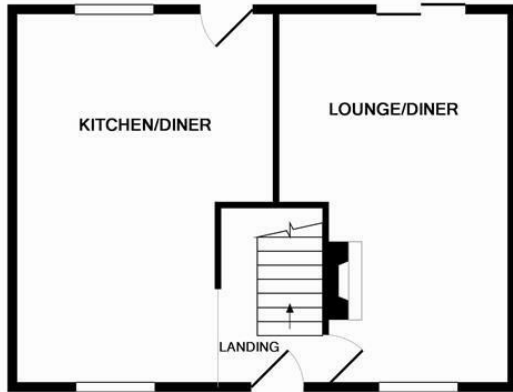
Rear Garden

approx 50' x 30' (approx 15.24m x 9.14m)

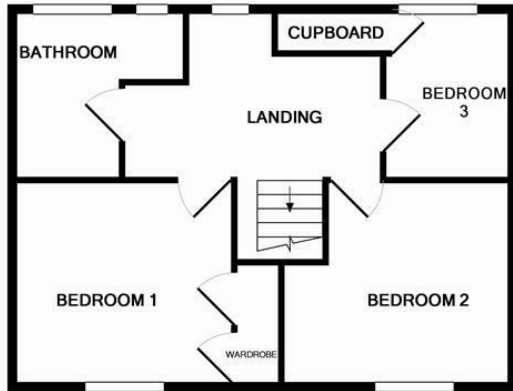
Patio to rear of property, wooden gate for front access, out side tap and security light, path with lawn to both sides, large storage shed with some hard standing to front. Garden is all enclosed by wooden fencing.





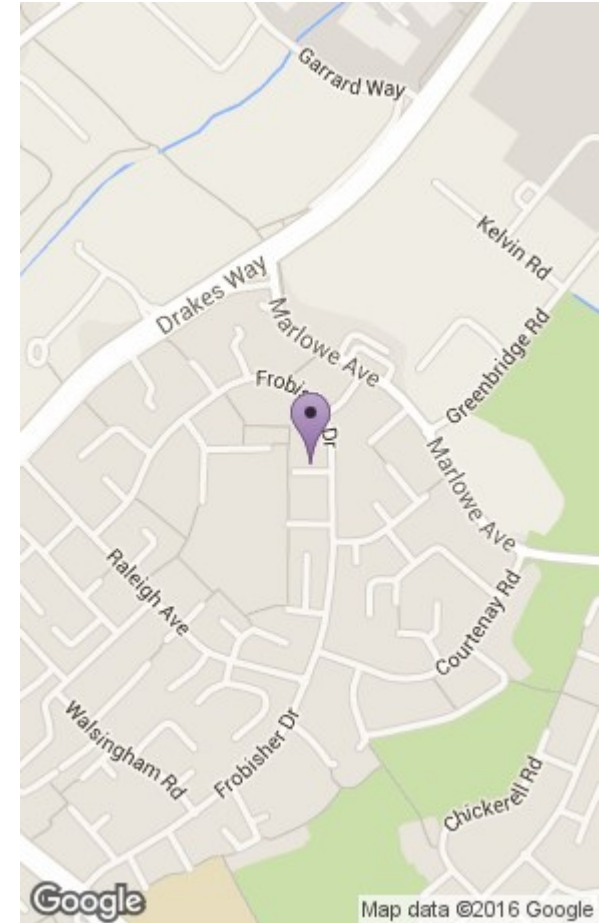


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		