



Connells

Mazurek Way
Swindon



Property Description

Located in the desirable Haydon End area of North Swindon, this immaculate and modern four-bedroom detached family home offers spacious and versatile accommodation, ideal for contemporary family living.

The ground floor is entered via a welcoming entrance hall, leading to a well-presented sitting room and a separate lounge, providing flexible living spaces suitable for both relaxation and entertaining. The heart of the home is the modern kitchen/diner, which is fitted with a range of contemporary units and integrated appliances, offering an excellent space for family meals and social gatherings.

To the first floor are four generously sized bedrooms, including the principal bedroom which benefits from a stylish en-suite shower room. The remaining bedrooms are served by a well-appointed family bathroom.

Externally, the property features an enclosed rear garden, providing a private outdoor space ideal for family use and entertaining. Further benefits include a garage and driveway parking, offering ample off-road parking.

Situated close to local schools, amenities, and transport links, this exceptional home combines modern design, comfort, and a highly sought-after location in North Swindon.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the

transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Ground Floor Accommodation

Entrance Hall

Double glazed door to the front aspect Two double glazed window to the front aspect. Stairs rising to the first floor accommodation. Access to all ground floor rooms

Cloakroom

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

Lounge

14' MAX x 11' 3" MAX (4.27m MAX x 3.43m MAX)

Double glazed bay window to the front aspect. Radiator.

Sitting Room

15' 2" Into Bay x 10' 7" (4.62m Into Bay x 3.23m)

Double glazed bay window to the front aspect. Radiator.

Kitchen

16' 1" MAX x 11' MAX (4.90m MAX x 3.35m MAX)

Double glazed window to the rears aspect. Double glazed door to the rear garden. Double glazed French floors to the rear garden. Fully fitted kitchen with a range of cupboards and drawers with splash back and work tops. Island. Sink with drainer and mixer tap. Integrated two ovens, fridge freezer, dishwasher, washing machine, wine cooler and four ring electric hob and cooker hood.

Dining Area

11' 5" MAX x 7' 1" MAX (3.48m MAX x 2.16m MAX)

Double glazed French floors to the rear garden. Wall to ceiling radiator.

First Floor Accommodation

First Floor Landing

Access to all bedrooms and family bathroom. Airing cupboard.

Bedroom One

13' 5" x 11' 6" (4.09m x 3.51m)

Two double glazed windows to the front aspect. Built-in-wardrobes. Access to the ensuite shower room. Radiator.

Ensuite

Obscure double glazed window to the side aspect. Three piece suite comprising of Low Level WC, shower and wash hand basin. Partially tiled to water sensitive areas. Heated towel rail.

Bedroom Two

12' 8" x 10' 10" (3.86m x 3.30m)

Two double glazed window to the front aspect. Built-in-storage cupboard. Radiator.

Bedroom Three

11' 4" x 10' 11" (3.45m x 3.33m)

Two double glazed window to the front aspect. Built-in-wardrobe. Radiator

Bedroom Four

8' 7" x 8' 6" (2.62m x 2.59m)









Ground Floor



First Floor

Total floor area 134.8 m² (1,451 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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Unit B11 North Swindon District Centre Thamesdown Drive
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EPC Rating: C Council Tax
 Band: E

Tenure: Freehold

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Property Ref: SDN314982 - 0003