



14 Dorchester Road, Lawn, Swindon, SN3 1LH



- 
- Beautifully Presented Family Home
  - Extended 3 Bedroom Semi-Detached
  - Desirable Bay Window Design
  - Cul-De-Sac Location
  - Short Walk to Lawn Woods
  - Open Plan Kitchen/Diner & Snug
  - Office/Play Room
  - G/Floor Shower Room
  - Refurbished Shower Room
  - Viewing Highly Recommended

# 14 Dorchester Road, Lawn, Swindon, SN3 1LH

## POA

A delightful and much improved 3 bedroom bay-windowed semi-detached house situated in a cul-de-sac location in the popular location of Lawn, being ideally situated for easy access to local amenities, schooling and the local Lawn Woods. Having been much improved by the current owners, the property boasts many pleasing features throughout the light and spacious accommodation, which comprises in brief, an entrance hall, bay windowed lounge with gas flame fire, an open-plan kitchen/diner with ample storage including a large larder cupboard. There is a snug which is easily accessed from the kitchen, an office, utility room and a modern and very useful ground floor shower room. To the first floor are three bedrooms, two being generous doubles and a single room with built in wardrobe, all serviced by a re-fitted and spacious family bathroom. Additional benefits include recently replaced uPVC double glazing (2014), replacement combination boiler, and a newly laid flat room with a lengthy guarantee. To the outside is a mature walled frontage providing lawn and double length parking, whilst to the rear is a well maintained and private rear garden measure some 60ft in length.

All-in-all, a delightful & desirable family home that must be viewed early in order not to miss out!

### **Front Entrance**

Composite front entrance door with two windows to side gives access to entrance hall, skimmed ceiling, two down lighters, pendent light, wood laminate flooring, carpeted staircase, 90 degree return, double radiator, under stair cupboard, panel door to:

### **Living Room**

Bay windowed lounge, skimmed ceiling, pendant light, uPVC double glazed bay window to the front elevation, single radiator, wood laminate flooring, gas flame fire, standing on a hearth with fire surround, television point, telephone point, Ethernet connection, partially glazed panel door through to:

### **Kitchen/ Diner**

Skimmed ceiling, nine recessed down lights, cream fronted matching wall and base under square edged wood effect work surfaces, peninsular breakfast bar area, ceramic one and a half bowl, sinks, drainer to side, single cupboard under, base units comprise, corner cupboard, Pan drawer unit, integrated 'Kenwood' dishwasher, further corner cupboard, single base unit, double tall corner mounted larder cupboard, further double tall storage cupboard. Tiled splash backs, space for range oven with a hooker hood over. Wall units comprise of one double, one single. Wall mounted 'Nest' wifi enabled thermostat control, open door way to;

### **Snug**

Skimmed ceiling, four recess LED down light, sky light, wood laminate flooring, single radiator, panel door to:

### **Utility Room**

Skimmed ceiling, two down lights, wood laminate flooring, square edged wood effect worktop, two plant spaces and with planning for washing machine space, tumble dryer. Wall mounted 'Ideal' combination boiler supply the domestic hot water & central heating. Panel door to storage cupboard.

### **Study/Playroom**

( ) Skimmed ceiling, pendant light, wood laminate flooring, double glazed window to the front elevation, single radiator, television point, sky connection (STC), Ethernet point

### **Ground Floor Shower Room**

Skimmed ceiling, three down light, extractor fan, uPVC obscure double glazed window to the rear, shower cubicle with glass shower screen, tiled surrounds & plumbed shower. Chrome heated towel rail, wash hand basin, closed coupled WC.

From the hallway, a carpeted staircase with half landing to the first floor landing

### **First Floor Landing**

Skimmed ceiling, pendent light, drop down loft hatch, insulated & partially boarded loft space, uPVC double glazed window to the side elevation, fitted carpets, single radiator, panel door to:

### **Master Bedroom**

Skimmed ceiling, pendent light, uPVC double glazed bay window to the front elevation, single radiator, fitted carpets, panel door to;

### **Bedroom Two**

Skimmed ceiling, pendent light, uPVC double glazed window to the rear elevation, single radiator. fitted carpet,.

panel door to:

### **Bedroom Three**

Skimmed ceiling, pendent light, uPVC double glazed window to the front elevation, double radiator, fitted carpet, bi-fold doors to a bulkhead wardrobe, panel door to;

### **Refitted Bathroom**

Skimmed ceiling, four LED down lights, extractor fan, uPVC top hung obscure double glazed window to the rear elevation, uPVC double glazed obscure window to the side elevation, closed coupled WC. Bath with glass shower screen and electric shower over. Tiled surrounds. Chrome heated towel rail. Vanity wash hand basin, further cupboards to side. wood effect vinyl flooring, extractor fan.

### **The Rear**

Non over-looked garden, enclosed by closed board fencing, garden laid to lawn, sun patio, raised flower border, outside electric point, outside lighting, outside cold water tap.

### **Front**

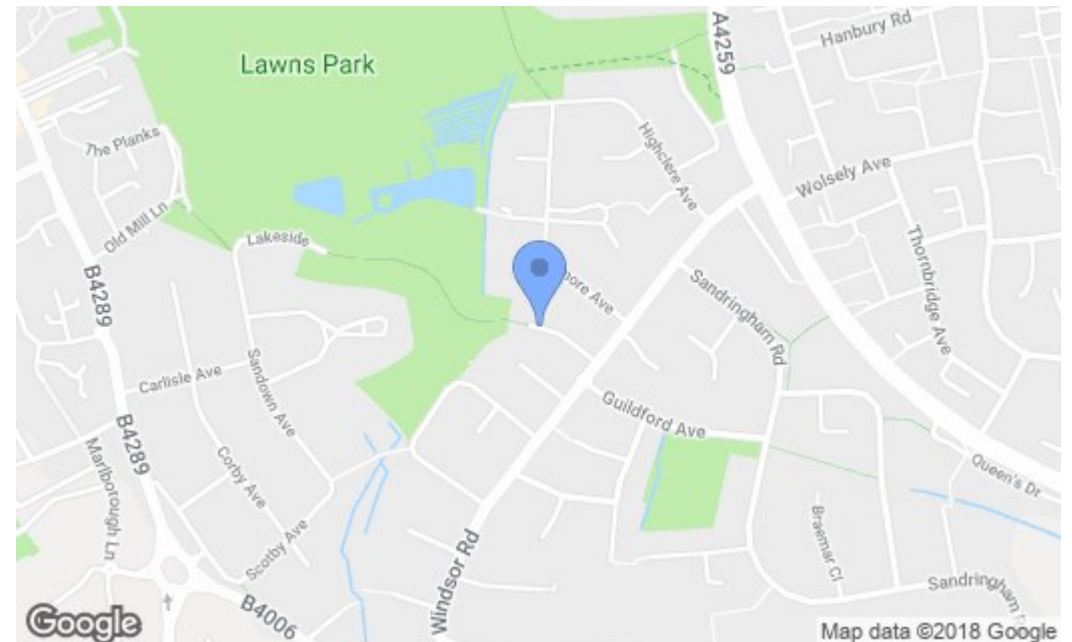
Walled front garden, tarmac driveway providing parking for two vehicles. Garden laid to lawn. Outside lighting, outside cold water tap. Enclosed by low level hedge row, well stocked flower borders.

### **Viewings**

Viewing: By appointment through Alan Hawkins Property Sales. Tel: 01793 840222

### **Council Tax - Swindon County Council**

For information on tax banding and rates, please call Swindon Council, Civic Offices Euclid Street Swindon SN1 2JH







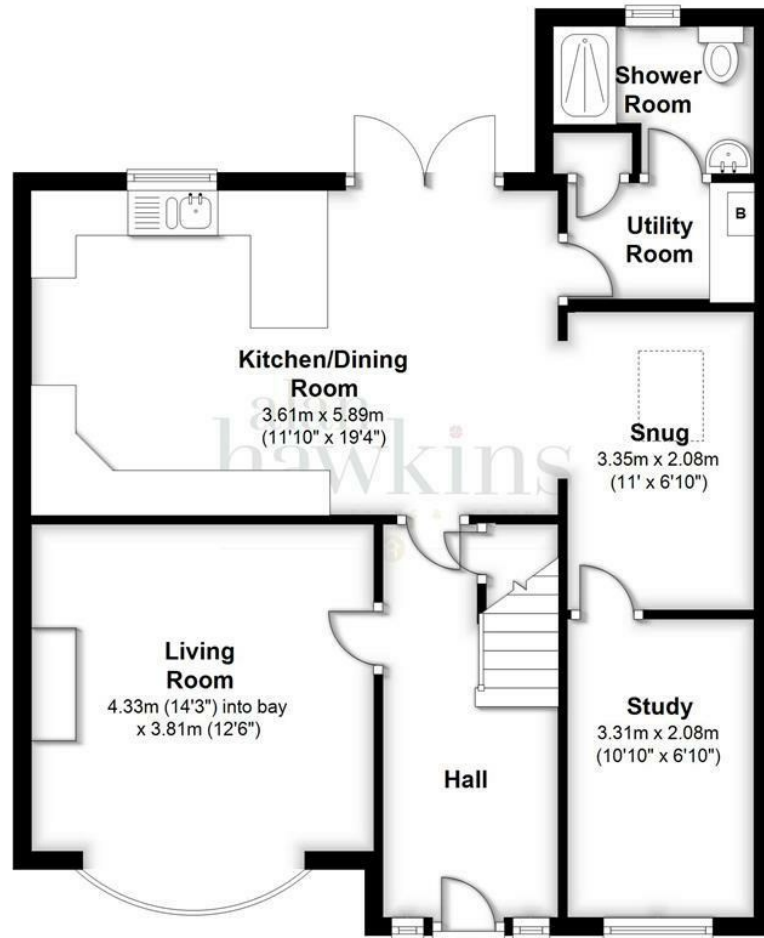






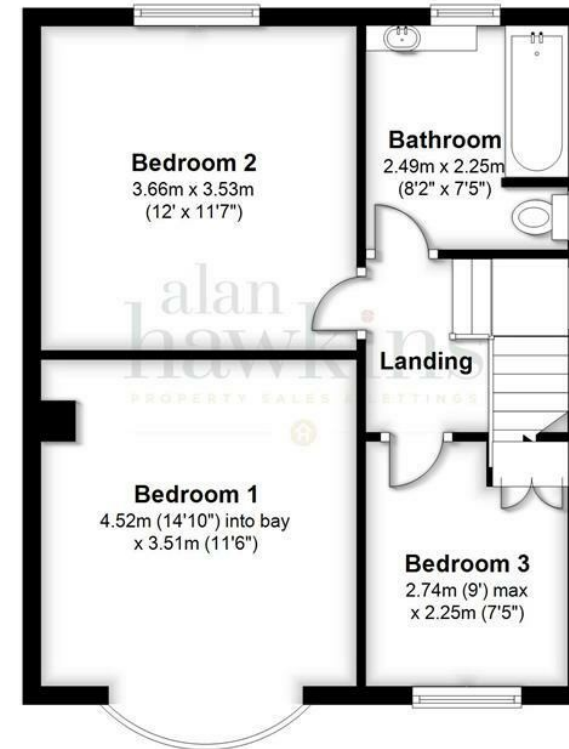
## Ground Floor

Approx. 66.6 sq. metres (717.4 sq. feet)



## First Floor

Approx. 43.5 sq. metres (468.5 sq. feet)



Total area: approx. 110.2 sq. metres (1185.8 sq. feet)

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Visit us  
**alanhawkins.co.uk**

Email: [sales@alanhawkins.co.uk](mailto:sales@alanhawkins.co.uk) or [lettings@alanhawkins.co.uk](mailto:lettings@alanhawkins.co.uk)

Telephone SALES: 01793 840222 or LETTINGS 01793 855222

26 High Street, Royal Wootton Bassett, Wiltshire SN4 7AA



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