

# The Swindale

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## 3 bedroom home

Designed with growing families in mind, the Swindale is full of thoughtful touches. To the ground floor you'll find an inviting lounge with bay window which leads into an open plan dining kitchen with French doors that create a lovely bright and airy space.

There's also a utility room providing extra storage space and a cloakroom.

Upstairs there's a generous principal bedroom with en-suite and built-in wardrobes.

There are two further bedrooms with home office potential and a modern family bathroom with a bath and separate shower cubicle.

Outside there is a fully turfed garden, driveway and integral garage.



## Features

- Lounge with bay window
- Open plan dining kitchen with French doors to garden
- Useful utility room
- Principal bedroom with built in wardrobes & en-suite
- Family bathroom with bath & separate shower cubicle
- High quality kitchen appliances
- Hive smart heating system
- Fully turfed rear garden
- Integral garage

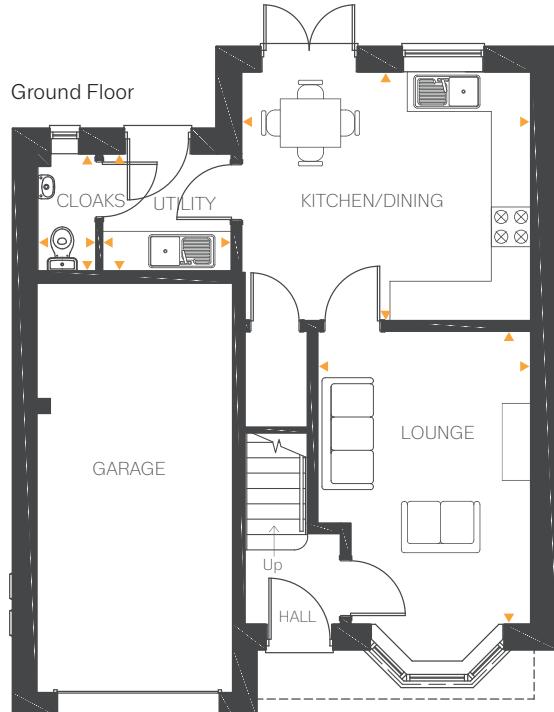
## Room Dimensions

### Ground Floor

Lounge	14'8" x 10'8"	4.49m x 3.26m
Kitchen/Dining	14'6" x 12'4"	4.42m x 3.76m
Utility	6'4" x 5'10"	1.95m x 1.78m
Cloakroom	5'10" x 2'10"	1.78m x 0.88m

### First Floor

Bedroom 1	13'6" x 9'11"	4.13m x 3.03m
En-suite	6'1" x 5'5"	1.87m x 1.67m
Bedroom 2	12'7" x 10'8"	3.84m x 3.26m
Bedroom 3	14'4" x 7'6"	4.37m x 2.31m
Bathroom	9'9" x 6'11"	2.98m x 2.13m



### First Floor

