



10 Trubshaw Way, Fairford, Gloucestershire, GL7 4GN

Asking Price £600,000

- Well presented four bed detached
- Kitchen/dining room
- Gardens
- Overlooks a green
- Master bedroom with en suite shower room
- No onward chain
- Two reception rooms
- Garage and driveway parking

10 Trubshaw Way, Fairford, Gloucestershire, GL7 4GN

A well presented four bedroom detached house situated overlooking a green on the eastern outskirts of the popular Cotswold market town of Fairford. Built by Bovis Homes in 2019, the main accommodation offers an entrance hall, cloakroom, study, sitting room, kitchen/dining room, master bedroom with en suite shower room, three further bedrooms and a bathroom. Outside are gardens and a garage. Offered for sale with no onward chain.

Additional Information:

Council Tax Band- E

EPC Rating- B

Freehold



Council Tax Band: E



ENTRANCE HALL

Entrance door with obscure glazed panel. Window to front with blind. Staircase to first floor. Understairs cupboard. Wood effect flooring. Radiator.

UTILITY/CLOAKROOM

Obscure glazed window to side with blind. Suite comprising of a low level WC and pedestal wash basin. Wood effect rolled edge worksurface with cupboards below and further wall units above. Tiled splashbacks. Integrated Indesit washing machine. Radiator.

STUDY

8'0" x 6'7"

Window to front with blind. Wood effect flooring. Radiator. Telephone point.

SITTING ROOM

15'0" x 13'0"

French doors with sidescreens to garden. Window to side. Two radiators. Two television points.

KITCHEN/DINING ROOM

20'5" x 11'0"

Windows to front and side with blinds. French doors with sidescreens to garden. One and a half bowl single drainer stainless steel sink unit with mixer tap inset into a wood effect rolled edge worksurface with cupboard below. Further good range of wall and base units. Five ring Hotpoint gas hob with extractor canopy above and a splashback panel. Built in Hotpoint oven. Integrated Whirlpool dishwasher. Integrated Indesit fridge freezer. Cupboard housing a Potterton boiler for domestic hot water and central heating. Tiled flooring. Double doors to the sitting room.

LANDING

Access to a boarded loft space with light.

MASTER BEDROOM

13'7" x 13'0"

Windows to side and rear. Radiator. Built in double wardrobe. Television and telephone points.

EN SUITE SHOWER ROOM

Suite comprising of a shower cubicle, wall mounted wash basin and low level WC. Tiled surrounds and flooring. Shaving point. Ladder radiator.

BEDROOM TWO

13'0" x 9'0"

Window to front with views across the green. Radiator. Television and telephone points.

BEDROOM THREE

11'10" x 8'10"

Window to front with views across the green. Built in cupboard. Television and telephone points. Radiator.

BEDROOM FOUR

11'7" x 11'5"

Window to rear. Radiator. Television point.

BATHROOM

Suite comprising of a panelled bath with shower above, wall mounted wash basin and low level WC. Tiled surrounds and flooring. Ladder radiator.

OUTSIDE

To the front is a Cotswold stone wall. A pedestrian gate and path lead to the entrance. Gravel forecourt.

The rear garden is enclosed and laid to lawn with borders. Raised beds. Two patios.

Pedestrian gate to the side giving access to the driveway. Greenhouse. Outside tap. Outside power.

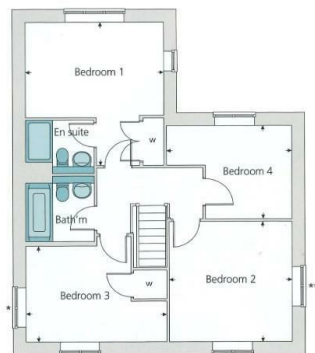
GARAGE

16'0" x 9'11"

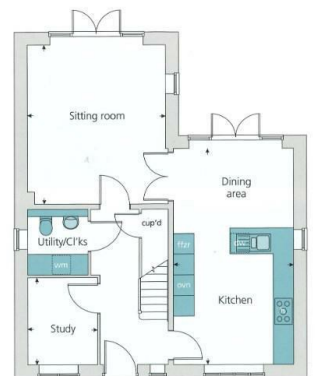
Up and over door. Power and lighting. Electric charger point. Additional driveway parking for two cars.

FAIRFORD

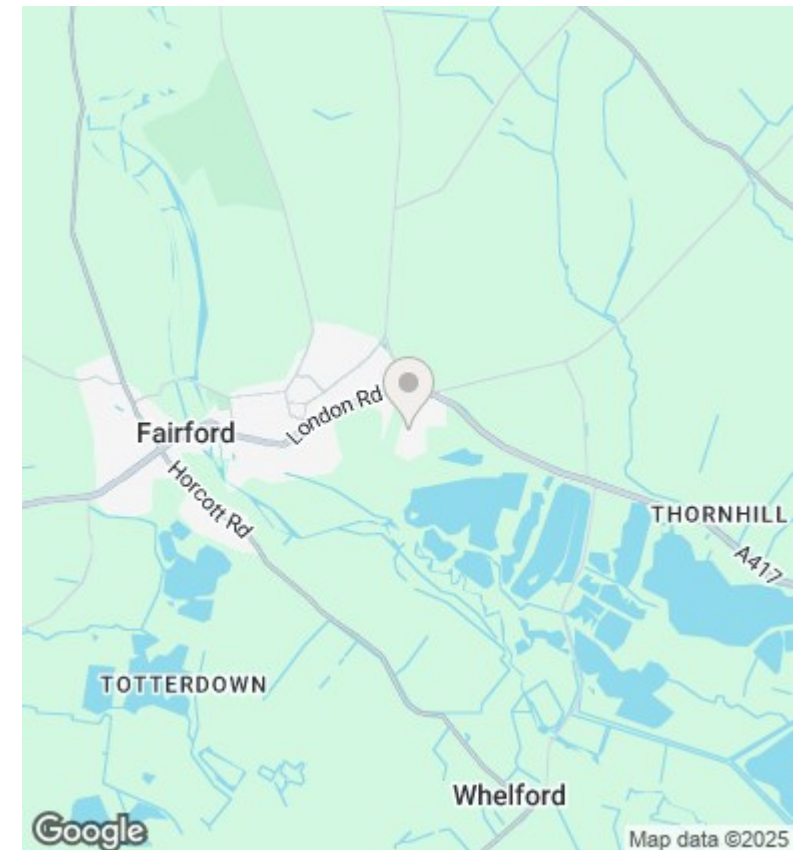
Fairford is a small market town in Gloucestershire. The town lies in the Cotswolds on the River Coln, about 6 miles (9.7 km) east of Cirencester, 4 miles (6.4 km) west of Lechlade and 9 miles (14 km) north of Swindon. Nearby are RAF Fairford and the Cotswold Water Park. The town's secondary school is Farmor's School, an 11-18 co-educational Academy. The Church of England parish church of Saint Mary is renowned for its complete set of medieval stained glass, stone carvings and misericords. St. Mary's is of national historical and architectural importance because it houses the most complete set of mediaeval stained glass windows in the country. Fairford is surrounded by countryside and river walks and is served by a good range of shops, pubs and an Italian restaurant. There is also a library, post office, dentist, doctor's surgery, optician, cottage hospital and a weekly market.



First floor



Ground floor



Directions

From the Market Place turn towards Lechlade. As you leave the town, turn right onto Morecombe Way. Turn right then right at the junction. Bear to the left onto Trubshaw Way and the property will be found on the right.

Viewings

Viewings by arrangement only. Call 01285 712900 to make an appointment.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 