



## 9 Crabtree Park, Fairford, Gloucestershire, GL7 4LT

Offers Over £680,000

- An upgraded four bedroom detached in cul de sac location
- Cloakroom, study and utility rooms
- Double garage and parking
- Sitting room
- Large master bedroom with en suite shower room
- Good sized gardens
- Open plan and refitted kitchen/dining/family room
- Three further bedrooms and refitted bathroom

# 9 Crabtree Park, Fairford, Gloucestershire, GL7 4LT

An upgraded four bedroom detached house situated in a desirable cul de sac in the Cotswold market town of Fairford. The main accommodation offers an entrance hall, cloakroom, study, sitting room, open plan kitchen/dining/family room, utility room, large master bedroom with en suite shower room, three further bedrooms and a bathroom. Outside are good sized gardens and a double garage with driveway parking.

## Additional Information:

Council Tax Band- F

EPC Rating- C

Freehold



Council Tax Band: F



### CANOPIED ENTRANCE

Entrance door with obscure glazed leaded lights and an obscure glazed sidescreen.

### ENTRANCE HALL

Staircase to first floor. Understairs recess. Built in coats cupboard. Wood effect flooring. Radiator. Telephone point.

### CLOAKROOM

Obscure glazed window to front. Refitted suite comprising of a low level WC and vanity unit. Tiled splashbacks and flooring. Radiator.

### STUDY

7'3" x 6'7"

Window to front. Radiator.

### SITTING ROOM

16'5" x 13'1"

Window to front. Archway to dining room/family room. Woodburner. Radiator. Television point. Wood effect flooring.

### KITCHEN/DINING/FAMILY ROOM

31'10" x 9'11"

Two windows to rear. Patio door to the garden. This room has been remodelled by the current owners. One and half bowl sink unit with mixer tap inset into a marble effect worksurface with cupboard below. Further range of refitted wall and base units. Island bar. Five ring gas hob with extractor canopy above. Built in Bosch oven. Integrated Bosch dishwasher. Integrated fridge freezer. Wood effect flooring. Two radiators.

### UTILITY ROOM

6'9" x 4'11

Half obscure glazed door to side. Sink unit with mixer tap inset into a marble effect worksurface with cupboard below. Further wall and base units to match the kitchen. Wood effect flooring. Space and plumbing for a washing machine. Built in pantry.

### LANDING

Doors to rooms. Roof access. Built in airing cupboard.

### MASTER BEDROOM

14'1" x 13'1"

Window to front. Built in wardrobes with three mirrored sliding doors. Radiator.

### EN SUITE SHOWER ROOM

8'6" x 7'0"

Obscure glazed window to front. A refitted suite comprising of an oversized shower cubicle, vanity unit and WC. Tiled walls. Ladder radiator. Shaving point.

### BEDROOM TWO

11'2" x 9'10"

Window to rear. Radiator. Built in wardrobe with mirrored doors.

### BEDROOM THREE

10'6" x 10'6"

Window to rear. Radiator. Built in wardrobe with mirrored doors.

### BEDROOM FOUR

9'10" x 8'2"

Window to front. Radiator. Recessed shelving.

### BATHROOM

10'1" x 6'0"

Obscure glazed window to rear. A refitted suite comprising of a panelled bath with mixer tap shower, WC and vanity unit. Oversized shower cubicle. Ladder radiator. Shaving point.

### OUTSIDE

The front garden is laid mainly to lawn with a shrub bed. Paved pathway to entrance.

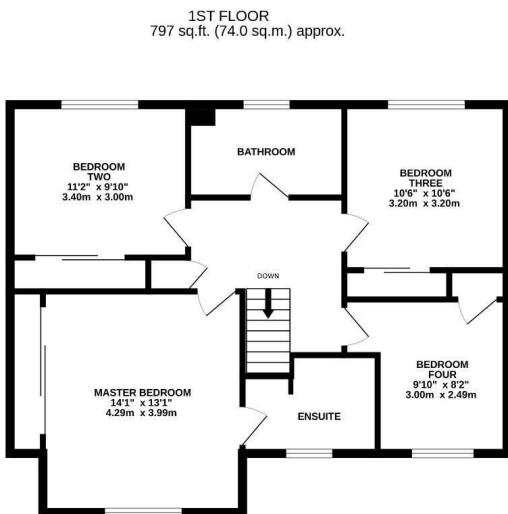
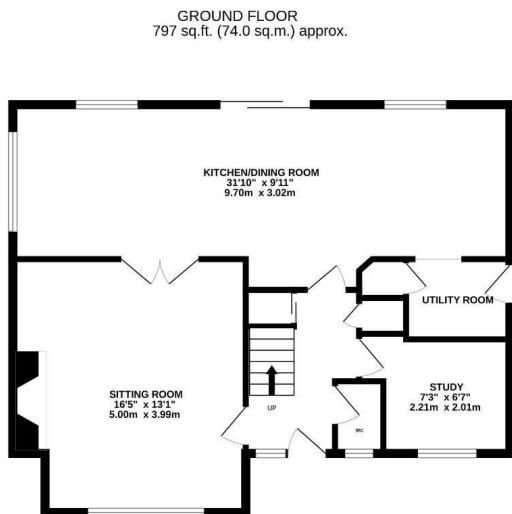
The rear garden is easterly facing and is enclosed by timber fencing. Laid to lawn with a paved decking area and play area. Flower and shrub borders. Pathway and gate to the front. Outside tap and power point.

### DOUBLE GARAGE

Two electric up and over doors. Power and lighting. Personal door to the garden. There is block paved driveway parking for two cars.

### FAIRFORD

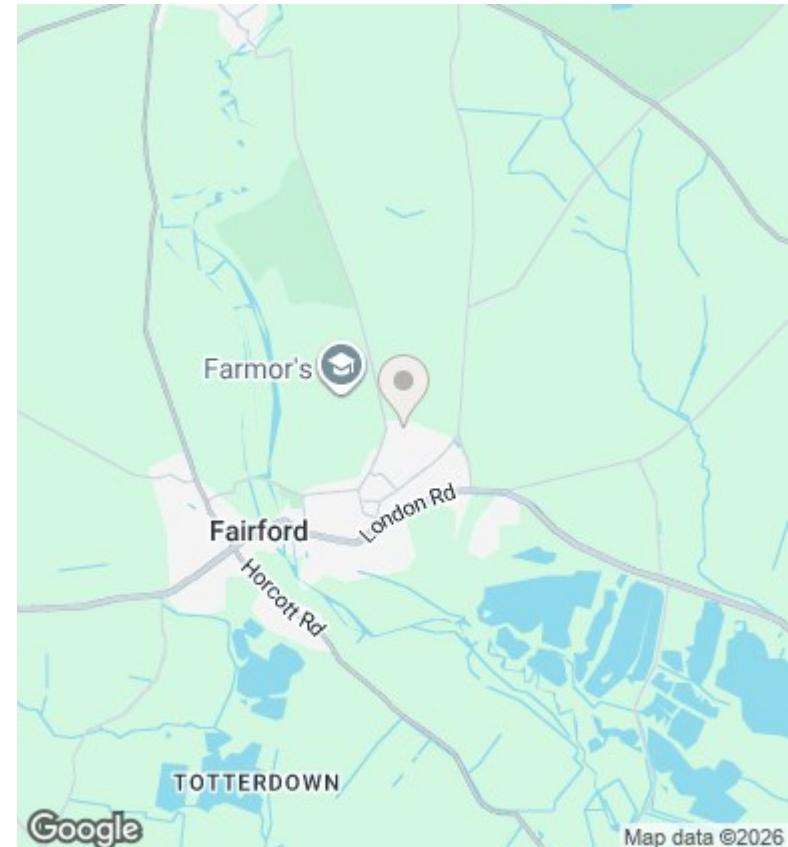
Fairford is a small market town in Gloucestershire. The town lies in the Cotswolds on the River Coln, about 6 miles (9.7 km) east of Cirencester, 4 miles (6.4 km) west of Lechlade and 9 miles (14 km) north of Swindon. Nearby are RAF Fairford and the Cotswold Water Park. The town's secondary school is 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.



TOTAL FLOOR AREA: 1594 sq.ft. (148.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 information is for guidance 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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## Directions

From the Market Place, proceed into the High Street, past the Church then right along Park Street. Turn left onto Leafield Road. Crabtree Park is the last turning on the right before you reach the schools.

## 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		
(81-91) B		
(69-80) C		
(55-68) D	70	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC