



Nightingale Way, South Cerney Cirencester GL7 5WB

welcome to

Nightingale Way, South Cerney Cirencester

Stunning Cotswold stone built detached family home - Four Double Bedrooms - Large open plan kitchen/dining/ family room with log burner - Two bathrooms - Utility room - Enclosed garden - Double garage - Driveway parking - located within a stones through of the lakes.



Entrance Hall

Front aspect door, radiator, stairs to the first floor, understairs storage and stairs to the first floor.

Lounge

14' 6" x 11' 8" (4.42m x 3.56m)
Front aspect window and radiator.

Dining/Family Room

22' 5" x 10' 8" (6.83m x 3.25m)
Rear aspect window and patio doors to the garden, radiator, log burner, polished floor tiles, door to the utility room and open plan to the kitchen.

Kitchen

14' 6" x 14' 3" (4.42m x 4.34m)
Fitted kitchen comprising of a range of eye and low level units, work surfaces, one and half bowl sink with drainer, built in fridge/freezer, built in eye level oven and microwave, gas hob with cooker hood, built in dishwasher, splash back, polished tiled floor, understairs cupboard, radiator and front aspect window.

Utility Room

7' 3" x 6' 7" (2.21m x 2.01m)
Rear aspect door to the garden, work surface with single bowl sink, low level unit, plumbing for a washing machine, wall mounted boiler and door to the cloakroom.

Cloakroom

Fitted suite offering low level wc, hand wash basin with tiled splashback, radiator and side aspect window.

First Floor Landing

Front aspect window, loft access and radiator.

Master Bedroom

11' 10" x 10' 7" (3.61m x 3.23m)
Front aspect window, radiator, built in wardrobes and door to the en-suite.

En-Suite

Fitted suite offering shower enclosure, low level wc, hand wash basin, towel radiator, part tiled walls and floor, side aspect window.

Bedroom Two

12' 9" x 10' 5" (3.89m x 3.17m)
Front aspect window and radiator.

Bedroom Three

12' 10" x 10' 4" (3.91m x 3.15m)
Rear aspect window and radiator.

Bedroom Four

11' 11" x 9' (3.63m x 2.74m)
Rear aspect window and radiator.

Bathroom

Fitted suite offering panel enclosed bath with shower over, low level wc, hand wash basin, towel radiator, part tiled walls and floor, rear aspect window.

Double Garage

Up and over door with light and power.

Driveway

Double driveway in front of garage.

Rear Garden

Enclosed garden with patio area, laid to lawn with raised deck, side aspect gate.



view this property online allenandharris.co.uk/Property/HWT106097

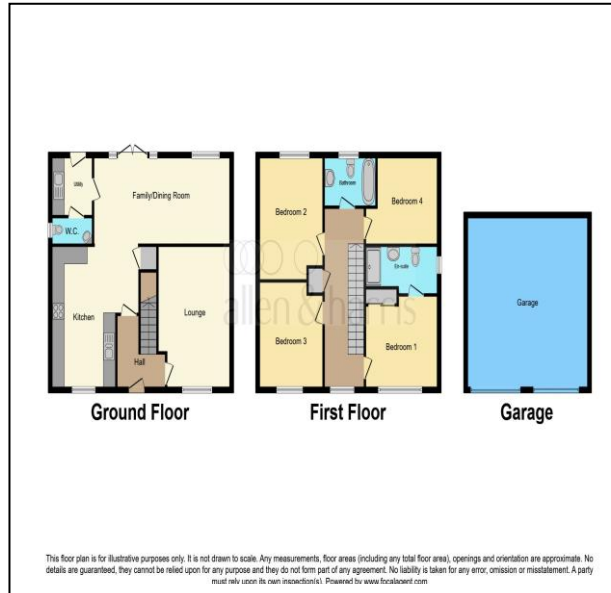


welcome to Nightingale Way, South Cerney Cirencester

- Stunning Cotswold Stone Detached Family Home
- Four Double Bedrooms
- Two Bathrooms and Cloakroom
- Large Open Plan Kitchen/dining/family Room
- Seperate Cozy Living Room

Tenure: Freehold EPC Rating: B

£775,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/HWT106097



Property Ref:
HWT106097 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

allen & harris



01793 762407



Highworth@allenandharris.co.uk



40A High Street, HIGHWORTH, Wiltshire, SN6 7AQ



allenandharris.co.uk