



**John Of Gaunt Road, Kempford Fairford GL7 4HL**



**welcome to**

**John Of Gaunt Road, Kempford Fairford**

Spacious 4-bed detached home in Kempford, tucked away in a quiet cul-de-sac with stunning field views. Features a large living room with log burner, kitchen/diner, loft bedroom, en-suite, garden, garage & driveway. Ideal family home-view now!



### Entrance Hall

Front aspect door and window, radiator, understairs cupboard, stairs to the first the first floor, polished tiled floor and doors to all rooms.

### Cloakroom

Re-fitted suite comprising of low level wc, corner hand wash basin with vanity unit underneath, plumbing for washing machine, front aspect window and polished tiled floor.

### Lounge

22' 10" x 8' 10" ( 6.96m x 2.69m )

Rear aspect window, side aspect patio doors to the garden, radiators and feature fireplace with log burner.

### Kitchen/Diner

22' 10" x 8' 10" ( 6.96m x 2.69m )

Re-fitted kitchen comprising of range of eye and low level units, fitted eye level oven and microwave, five ring gas hob and cooker hood, one and half bowl sink and drainer, plumbing for dishwasher, space for American style fridge/freezer, breakfast bar, radiator, tiled splashbacks, polished tiled floor, front aspect window, rear aspect patio doors to the garden and side aspect door leading to the driveway.

### First Floor Landing

Side aspect window, airing cupboard and stairs to second floor.

### Master Bedroom

12' 3" x 8' 9" ( 3.73m x 2.67m )

Front aspect window, radiator, built in wardrobes and door to ensuite.

### Ensuite

Re-fitted suite comprising of shower enclosure with shower over, low level wc, hand wash basin, part tiled walls, ceramic floor tiles, front aspect window.

### Bedroom Two

10' 4" x 11' 11" ( 3.15m x 3.63m )

Rear aspect window, radiator and built in wardrobes.

### Bedroom Three

9' 9" x 7' 8" ( 2.97m x 2.34m )

Rear aspect window, radiator and built in wardrobes.

### Bathroom

Fitted suite offering a panel enclosed bath with shower over, low level wc, hand wash basin with vanity unit, part tiled walls, radiator and front aspect window.

### Second Floor

### Bedroom Four

16' 1" x 12' 2" ( 4.90m x 3.71m )

Converted attic with front and rear skylights, radiator, eve storage entry point and built in wardrobes.

### Rear Garden

Enclosed by close board fencing, patio area with step up to raised deck, laid to lawn, side access gate, views over looking open field.

### Garage

Up and over door.

### Driveway

Driveway parking to the front and side of the property for several cars.



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## John Of Gaunt Road, Kempford Fairford

- Spacious Family Home in Cul-de-sac Location
- Four Bedrooms
- Two Bathrooms
- 23ft Lounge
- 22ft Re-fitted Kitchen/diner

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: D

**£550,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
HWT106109 - 0004

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