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Mallard Crescent, Bourton-On-The-Water



Located in the village of Bourton-on-the-Water, this well-maintained three-bedroom detached home, is situated on the edge of the development and looks out onto an open, green space. This property is perfect for families, offering parking, a private garden, and a spacious patio area. With excellent local schools and amenities nearby, it also presents an attractive opportunity for investors.

Upon entering, you are welcomed by the entrance hall with built-in storage beneath the stairs. The spacious living room with a lovely bay window looking out onto the green, provides a great space for relaxing, while the well-lit kitchen offers ample space for a dining table. Double patio doors lead directly to the south-facing patio and garden, creating a seamless indoor-outdoor living experience.

Upstairs, the principal bedroom benefits from fitted wardrobes and a modern en-suite shower room. A second double bedroom and a versatile third bedroom ideal as a study or guest room are accompanied by the family bathroom.

The enclosed rear garden boasts a patio area, ideal for entertaining, with the remainder laid to lawn. Additional benefits include a single garage and off-road parking for two cars. The property also features double glazing throughout and efficient gas central heating.

EPC: B

Council Tax Band: D

Tenure: Freehold

Bourton on the Water is a large village with enormous character and appeal, situated in the heart of the North Cotswolds. There are a range of amenities, including gift shops, restaurants, pubs, hotels, clothes shops, hairdresser, supermarkets, library, post office, churches, primary and secondary schools.

What3Words: regal.forgiving.messy





Mallard Crescent, Bourton-on-the-Water, GL54 2RT

Main House Approx. Gross Internal Area:- 90.41 sq.m. 973 sq.ft.

Garage Approx. Gross Area:- 18.75 sq.m. 202 sq.ft.

Total Approx. Gross Area:- 109.16 sq.m. 1175 sq.ft.



FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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