



4 Drift Way, Cirencester, Gloucestershire, GL7 1WF
Asking Price £395,000

Cain & Fuller

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Cain & Fuller

A great opportunity to purchase a modern extended three bedroom semi detached family home located in an established position within the popular Chesterton area on the edge of town located close to a selection of schools including primary and secondary, ideal for the growing family. There is also a range of local amenities and facilities including doctors surgery, local pharmacy, convenience store and access to open countryside for walking dogs and Cirencester town itself is within easy walking distance. The property is presented in superb condition and offers stylish modern contemporary living space some high lights include two large reception rooms, downstairs WC, superb home office and useful utility room. We urge early viewing of this flexible well presented family home through Cain & Fuller in Cirencester.

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Cirencester

Cirencester is an historic Roman town which became an important centre for the wool trade in medieval times. Today it is a thriving market town. The property occupies a desirable situation. Shopping in Cirencester is highly regarded, off the main streets there are many interesting back lanes with specialist shops, particularly Black Jack Street. On the outskirts of the town are two supermarkets (Waitrose and Tesco) as well as a Hospital. A new Leisure Centre was opened in 2006 and one of the oldest open-air pools in the country is a short walk. A gate to the 2500 acre Cirencester Park, belonging to the Bathurst family and open during the day, is also a short walk off Cecily Hill. Many concerts are given in the Church and there are talented local choirs and amateur dramatic groups. Within about half an hour's drive are the towns of Cheltenham, Gloucester and Swindon. Bath, Oxford and Stratford are about an hour by car, with superb cultural and recreational facilities. Private and State schools in the area are excellent, such as Beaudesert, Deer Park, Kingshill, Prior Park, Rendcomb and Hatherop Castle.

Kemble airfield has facilities for small aircraft and Aston Down is a gliding centre. Cirencester has had a golf course for over 100 years and others are at Minchinhampton, Burford and Naunton. Superb horse racing takes place at Cheltenham, as well as at meetings at Newbury and Bath. Sailing is available on the lakes between Cirencester and Swindon.

Amenities

Drift Way is a much sought-after location due to its proximity to the town centre which is within walking distance. Cirencester is deservedly known as the "Capital of the Cotswolds" and is extremely accessible, being at the intersection of the Fosse Way and Ermin Way. The latter provides virtual dual carriage access to both the M4 at Swindon and the M5 at Gloucester/Cheltenham. There is a fast and regular Great Western Train service from Kemble (about 3.5 miles) to London Paddington which takes approximately 75 minutes with stops at Swindon, Didcot and Reading.'

Description

The current vendors have extended the property to the rear elevation giving useful and functional living space. Front entrance door leads to hallway with stairs to first floor accommodation and door leading to the ground floor. To the front of the house there is a large lounge with picture window to the front aspect and useful storage cupboard door to the kitchen/dining/family room. The extension to the rear of the house has opened up the living space and created an impressive open plan family space. The kitchen area is fitted to a high standard with excellent range of storage and selection of integral appliances with extensive work surfaces. This area opens onto a dining/family space with double doors leading to the secluded family garden. The vendors have also created a highly desirable downstairs WC and ever useful Utility room with back door both ideal in a family home. For those who work from home the vendors have created an independent home office, self contained at the rear of the garage, this room is presented to a great standard, fully insulated with a double glazed window to the garden. The first floor of the house boasts three family bedrooms with a selection of storage and a contemporary family bathroom with window to side, a modern suite with bath and fitted shower. The property is presented in excellent condition benefiting from a gas fired central heating system complemented by double glazed windows.

Home Office

The current vendors have created a home office ideal for those people working from home on a regular basis, the office is insulated with power, light and heating and double glazed window to the rear garden.

Outside

To the front of the house there is a low maintenance garden with pathway to entrance door leads, driveway to side and gated access to the rear garden. The rear garden is a secure environment for small animals or young children with a selection of patio end and decked entertaining areas with low maintenance lawn. Door gives access to the home office and garage, side gated access to the driveway.

Garage

There is a short garage to the side of the house giving up and over door to front, eaves storage, power and light, personal door to garden and access to the home office.

Council tax

Band C

Tenure

Freehold

EPC

To follow

Broadband and mobile

We recommend potential purchasers go to Ofcom to check out broadband speeds and mobile coverage

Agents Note

These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise.

Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.

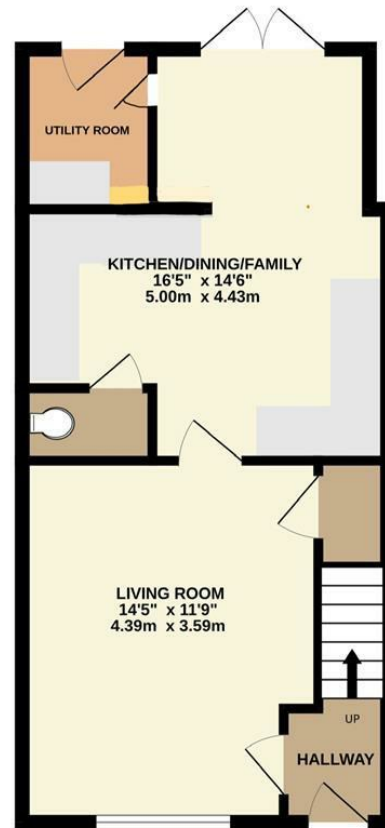
Please discuss with us any aspects which are particularly important to you before travelling to view this property.

Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller.

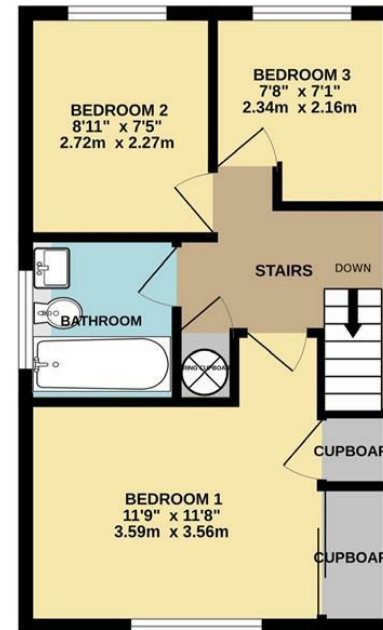




GROUND FLOOR
441 sq.ft. (41.0 sq.m.) approx.



1ST FLOOR
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA : 796 sq.ft. (73.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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