





44 Deansfield, Cricklade, Wiltshire.

DIRECTIONS

Please use the postcode SN6 6BP or call the office at any time for detailed directions from your location.

SUMMARY

Situated in a quiet close, in this popular town, is this extended semi detached home. The accommodation includes three reception rooms on the ground floor, as well as a kitchen/breakfast room and wet room, whilst the first floor has three bedrooms and a further bathroom. Further benefits include parking to the front, enclosed rear garden, and no onward chain.

PROPERTY

The property is accessed from the front into a useful entrance hall. A further door leads into the large living room with stairs leading to the first floor, and a feature fireplace. An opening leads through to the kitchen/breakfast room which is fitted with a range of storage and appliance space. This in turn has an opening and half wall into a further reception area with double doors and windows out to the garden. To the right is an additional room, which has been used as a utility but could also make an excellent home office or downstairs bedroom, as it is located adjacent to the downstairs wet room which is fitted with a wc, wash hand basin, and shower. The first floor landing has access to all the bedrooms, airing cupboard, and family bathroom which is fitted with a suite comprising bath with shower over, wc, and wash hand basin. The three bedrooms are all a good size and benefit from built in storage.

GARDENS

To the front of the property is an area of offroad parking that leads to the garage and an area of lawn. A hedge provides a boundary with the neighbour. To the rear of the property is

an enclosed garden which is mainly laid to lawn with a patio adjoining the house and some mature shrubs.

LOCATION

The property is situated in a quiet close which forms part of this popular development in this sought after residential area and provides easy access to the many amenities of this desirable town. Cricklade is conveniently situated between Cirencester and Swindon and offers easy access to the nearby road and rail network.

VIEWING

Viewing is available by appointment 7 days a week. Please call your local office to arrange.

MORTGAGE

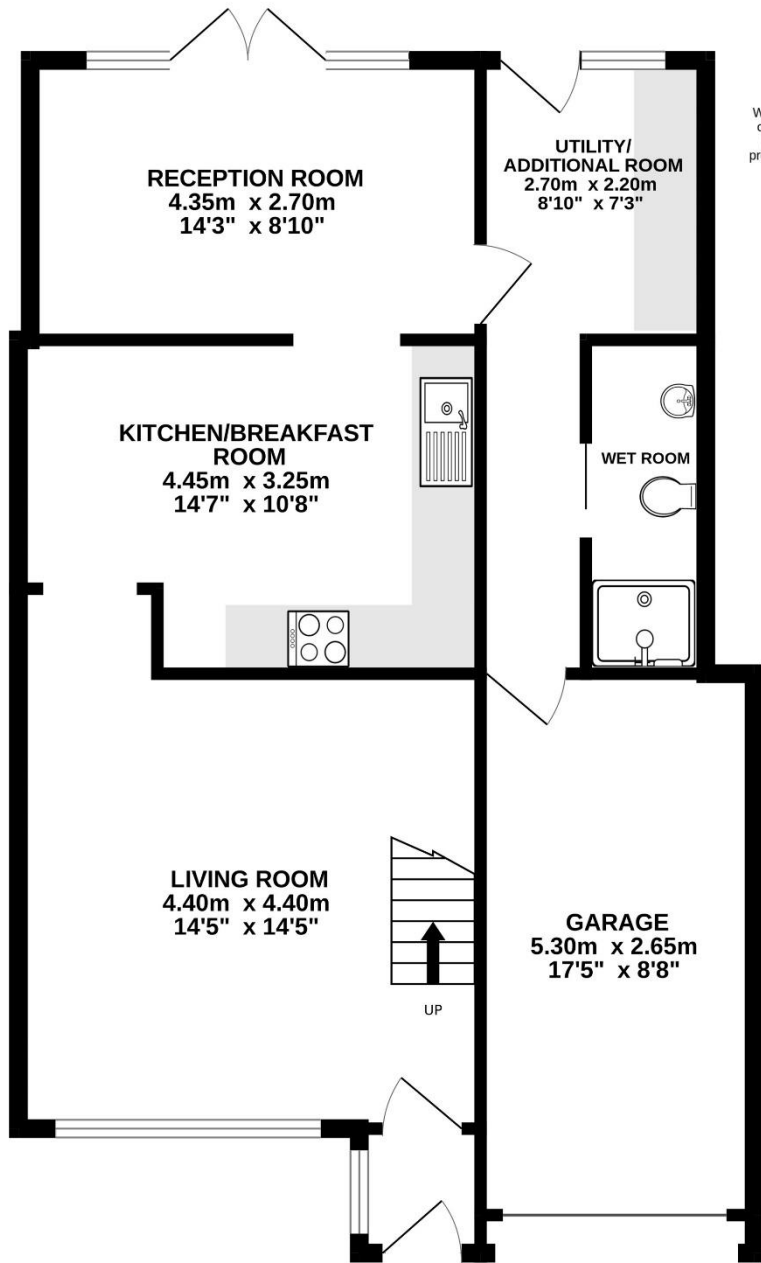
We advise potential purchasers to speak to Financial Associates to discuss their financial requirements. Call us for further information.

AGENTS NOTE

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor have we tested any services, appliances or any specific fittings at the property. Room sizes should not be relied upon for carpets and furnishings.



GROUND FLOOR



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 plan is for illustrative 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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1ST FLOOR

