





## 10 Home Ground, Cricklade, Swindon, Wiltshire.

### DIRECTIONS

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

### SUMMARY

Situated towards the end of a quiet close, this substantial four bedroom detached home has been extended and improved throughout. The kitchen/breakfast room is open to the conservatory and is a real highlight whilst further accommodation includes two reception rooms, wc, bathroom and ensuite.

### PROPERTY

The property is accessed via the entrance hall with wood floor and inset coir matting, stairs rising to the first floor and an alcove perfect for coat and shoe storage. A door leads through to the spacious living room which continues the wood floor and has an attractive bay window to the front. The wood floor continues through attractive sliding doors into the dining room with further doors out to the garden. These two reception rooms offer great space independently or, with the doors opened, can be combined into one great space. The kitchen/breakfast room is a real highlight of the property having been finished to an exceptional standard in recent years. There is a range of storage, built in fridge freezer, space for a range style cooker, one and a half bowl sink, and space for a dishwasher. There is a large central island with breakfast bar and it is open to the conservatory which floods this area with light. The conservatory itself offers further year round reception space. There is a utility with further storage, space for appliances and a door to the side and the ground floor is completed by a useful cloakroom with wc and wash hand basin. The first floor landing has an airing cupboard with hot water tank and a hatch providing access to the loft space. The master bedroom has built in wardrobes and a fabulous ensuite with large shower cubicle, wc and wash hand basin. There are three further bedrooms and the family bathroom which has also been refitted to an excellent standard with shower bath with shower over, wc and wash hand basin.

### GARDENS

The driveway to the front provides ample parking for three vehicles and there is an area of lawn which extends to the side of the property. The garage is shorter than the original but still provides an excellent storage area with electric roller door to the front. There is a gated side path which

provides access to the enclosed rear garden. There is an area of lawn with mature borders, patio which adjoins the property and an area of covered storage to the side.

### LOCATION

The property is situated on one of Cricklade's most sought after developments and is located on the outskirts of this popular town, offering easy access to many country walks, including the popular North Meadow. It benefits from a quite cul de sac location whilst still offering easy links to the local road and rail network along with many local amenities and services.

### VIEWING

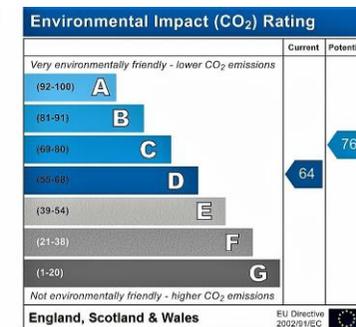
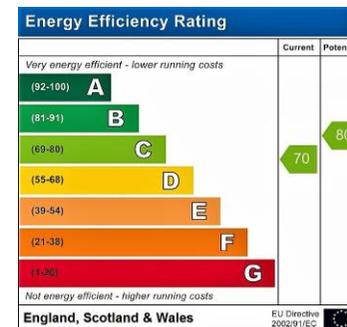
Viewing is available by appointment 7 days a week. Please call your local office to arrange.

### MORTGAGE

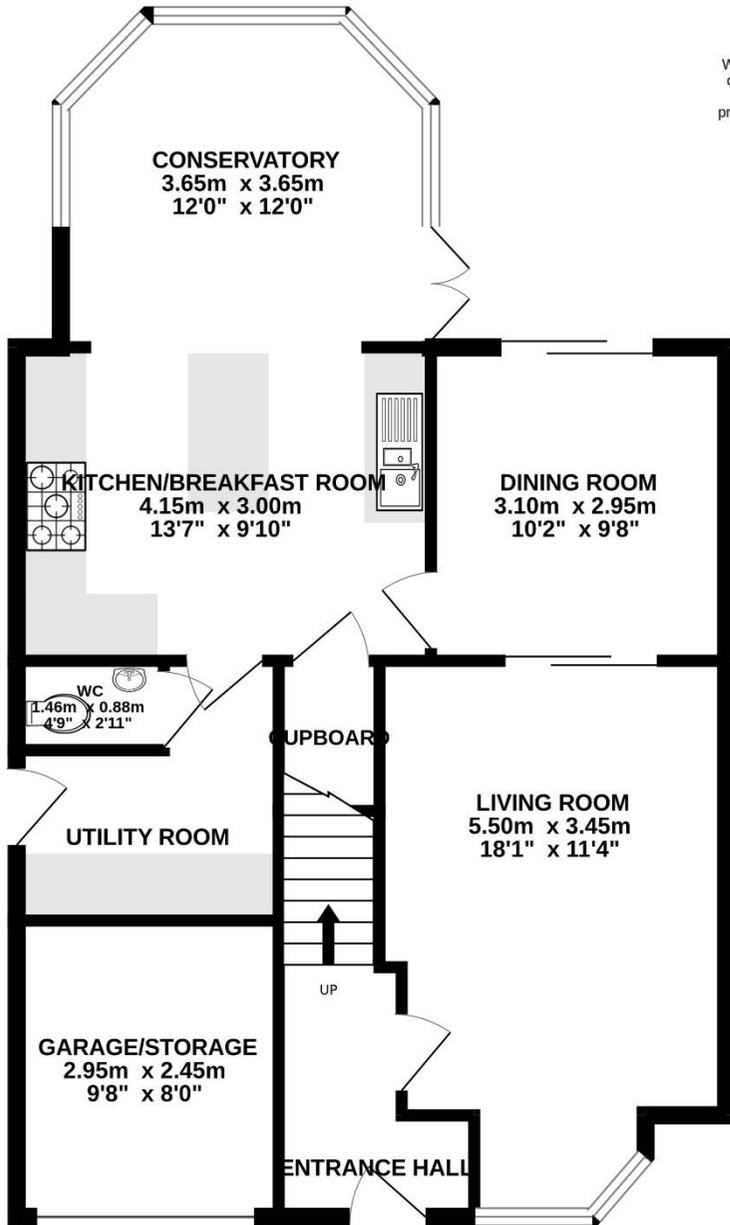
We advise potential purchasers to speak to Financial Associates to discuss their financial requirements. Call us for further information.

### 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

