





5a Abingdon Court Lane, Cricklade,  
Swindon, Wiltshire.

### **DIRECTIONS**

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

### **SUMMARY**

Situated in a quiet, tucked away position on a generous plot, yet with easy access to the high street, is this modern, energy efficient, detached home. The accommodation comprises a spacious open plan kitchen and dining area, large triple aspect living room, downstairs cloakroom, three bedrooms, ensuite, and family bathroom. Further benefits include driveway parking, fully enclosed rear garden, and no onward chain.

### **PROPERTY**

The ground floor accommodation is accessed via a large and welcoming entrance hall with stairs rising to the first floor. The light and airy triple aspect living room features a gas fireplace with stone surround and double doors leading to the rear garden. The attractive kitchen is fitted with a range of cupboards and drawers and built in oven, hob, extractor hood and dishwasher, with additional space and plumbing for further appliances. It is open to a large dining/family area with access to the understairs storage cupboard and a door leading to the garden. A downstairs cloakroom with wc and wash hand basin completes the ground floor.

The first floor houses three good sized bedrooms and a family bathroom comprising bath with over head shower, wc and wash hand basin. The generous sized master bedroom benefits from a useful storage cupboard and an ensuite bathroom comprising shower cubicle, wc and wash hand basin.



### **GARDEN**

To the front and side of the property is a gravelled driveway providing parking for several vehicles. The remaining, particularly private, large garden wraps around the remaining two sides and is mainly laid to lawn with areas of patio, mature planting and a storage shed.

### **LOCATION**

The property enjoys an enviable position, tucked away in a quiet one way street, but is just moments from the High Street of this popular town. Cricklade is a desirable town between Cirencester and Swindon with a full range of local amenities as well as offering 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.

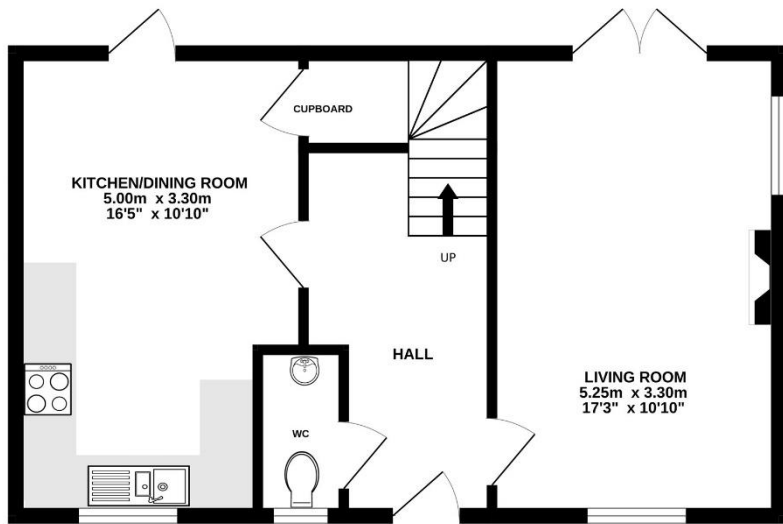
### **MORTGAGE**

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

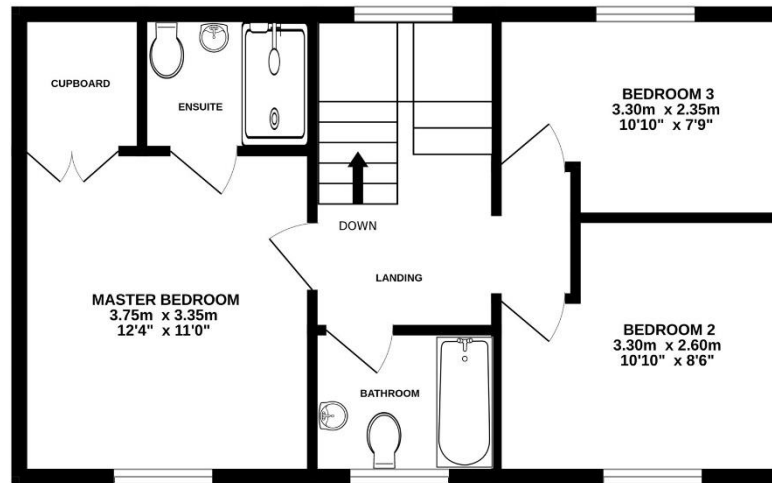
### **AGENTS NOTE**

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



1ST 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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