

**cbslade**  
property group



Waylands, Cricklade, Wiltshire.

£440,000 Freehold



## 32 Waylands, Cricklade, Wiltshire.

### DIRECTIONS

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

### SUMMARY

Situated in a desirable position towards the end of this quiet close, adjacent to an area of protected green, and just moments from the High Street of this popular town is this substantial, extended, four bedroom home. The property has been much improved by the current owners and now offers well presented and spacious accommodation whilst further benefits include plentiful parking and an enclosed, low maintenance rear garden.

### PROPERTY

The property is accessed from the front into a welcoming entrance hall with stairs rising to the first floor and a useful recess for coat and shoe storage. To the left is a reception room which is currently used as a gym and has some useful storage cupboards at one end. To the right of the hall, double timber and glazed doors lead into the large living room with a built in modern style electric fireplace with recessed television and sound bar which can be available by separate negotiation. There is an attractive little nook in the window, and further double doors lead through to the kitchen, dining, family room. This fabulous, open plan L shape room is a real highlight of the property with bifold doors to the garden and a row of skylight windows in the vaulted ceiling. The kitchen area is fitted with a range of storage and appliance space and there is plenty of space for a large dining table as well as further reception space as well. A door leads from the kitchen into the utility which provides further storage and appliance space, as well as a useful cloakroom with wc, and wash hand basin.

The first floor landing has a storage cupboard as well as access to all of the rooms. The master bedroom suite has a vaulted ceiling, window to the front overlooking the adjacent open green, a useful built in storage area and alternate tread stairs which lead up to a walk in wardrobe. There is an attractive ensuite with large, glass enclosed shower area, wc, and wash hand basin. The second and

third bedroom are good size double rooms which both have large built in wardrobes and the fourth bedroom has a single bed, built over the bulk head of the stairs. The property is completed by the family bathroom which is fitted with a suite comprising bath with shower over, wc, and wash hand basin.

### GARDENS

To the front of the property is a large driveway providing plentiful parking and a useful bin store with further outdoor storage cupboards. The rear garden is enclosed by fencing and is laid to artificial lawn and patio. The property is adjacent to 'Saxons Rest' and the protected area of open green which was the site of the original Saxon Town Walls.

### LOCATION

The property is located in a desirable position towards the end of a quiet close, but just moments from the many amenities of the High Street. Cricklade is a particularly desirable town with a great local community and excellent transport links.

### VIEWING

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

### MORTGAGE

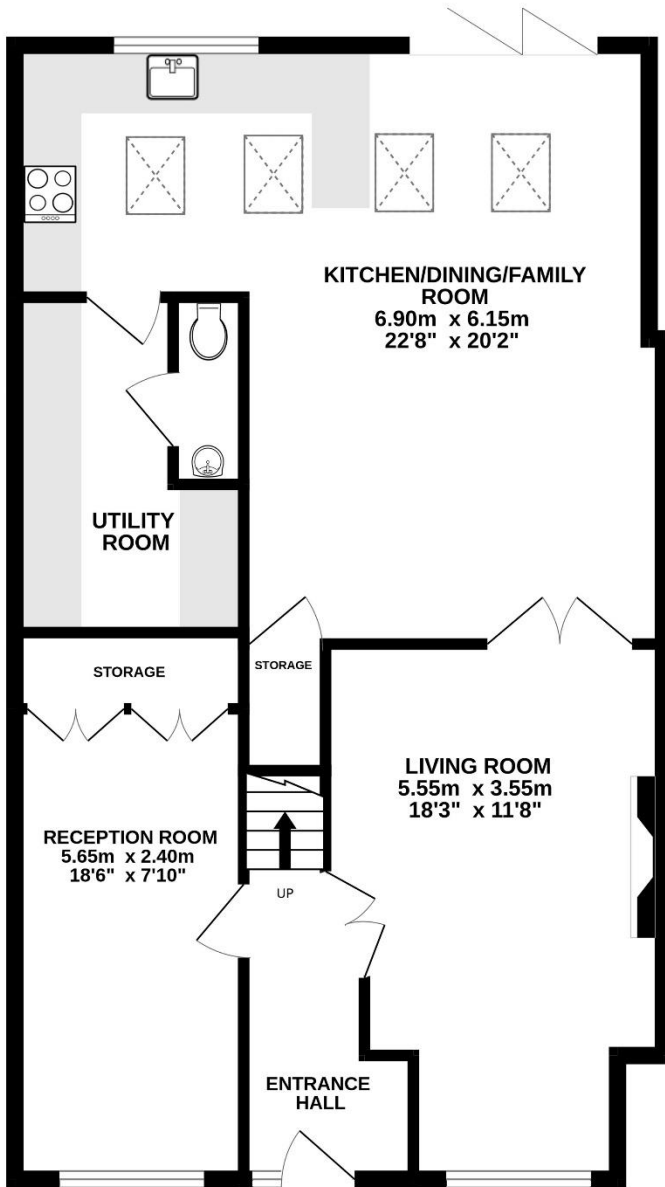
We advise potential purchasers to speak to Financial Associates to discuss their financial requirements. Call us for further information.

### 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.



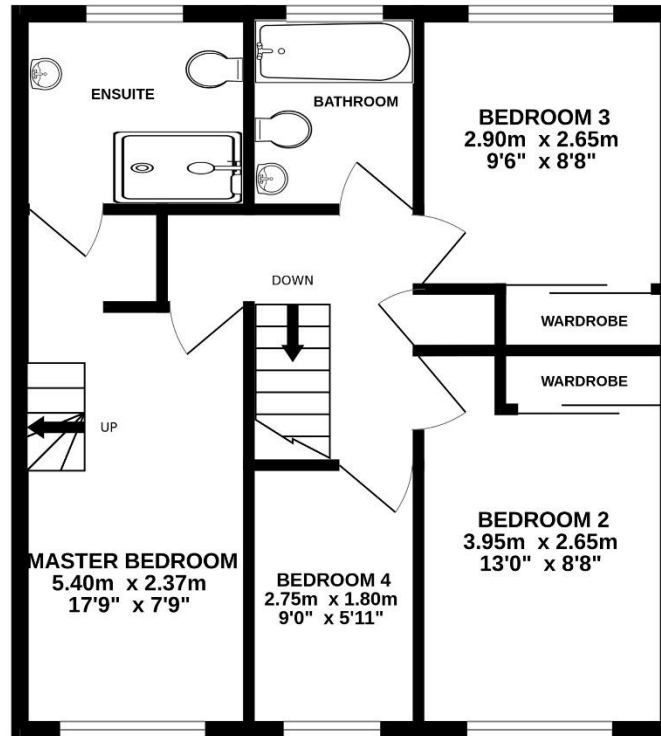
GROUND FLOOR



2ND 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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