



4 Foxleaze, Cricklade, Wiltshire.

DIRECTIONS

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

SUMMARY

Situated in a quiet close but adjacent to open countryside is this extended and much improved home with attractive gardens, garage and parking. The spacious accommodation includes three bedrooms, family bathroom, living room, dining room, study, kitchen, separate utility and downstairs cloakroom.

PROPERTY

This extended and improved property is accessed from the front into a welcoming entrance hall with stairs leading to the first floor. A door leads through into the living room which is a good size room with feature fireplace. This in turn leads into the kitchen which has been refitted with a range of storage and appliance space whilst there is a further utility room. At the back of the property is a large dual aspect dining room with bifold doors leading out to the garden. Further space is offered by the study which is currently used as a home office but would make a great den, library, music room, etc as required which benefits from a large understairs storage space. The ground floor is completed by the cloakroom with suite comprising wc, and wash hand basin.

The first floor landing provides access to the three great size bedrooms, and the family bathroom which is fitted with a suite comprising double ended freestanding bath, separate shower cubicle, wc, and twin sinks. The master bedroom also benefits from a range of built in wardrobes.

GARDENS

To the front of the property is an attractive garden enclosed by fencing with gated access to a path that leads to the front door. It is mainly laid to gravel with areas of patio, raised borders and a greenhouse. The rear garden is also enclosed by fencing with

gated access to the parking area. It is mostly laid to patio with an attractive summer house, and access to the solid built, storage which is garage sized. There is also parking for property to the rear, and an additional garage with double opening doors.

LOCATION

Foxleaze is a residential area on the northern edge of the town and provides immediate access to North Meadow and many local walks including the Thames Path. There is also easy access to the town centre. Cricklade is a popular Saxon Town with a bustling High Street featuring most of the day to day amenities you would require such as doctors, dentists, butchers, restaurants, pubs, and schools. There is easy access via the nearby road network and rail links from Swindon. Perfectly located to the A419, M4 and M5 which make this rural town the perfect place to be extremely commuter friendly!

VIEWING

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

MORTGAGE

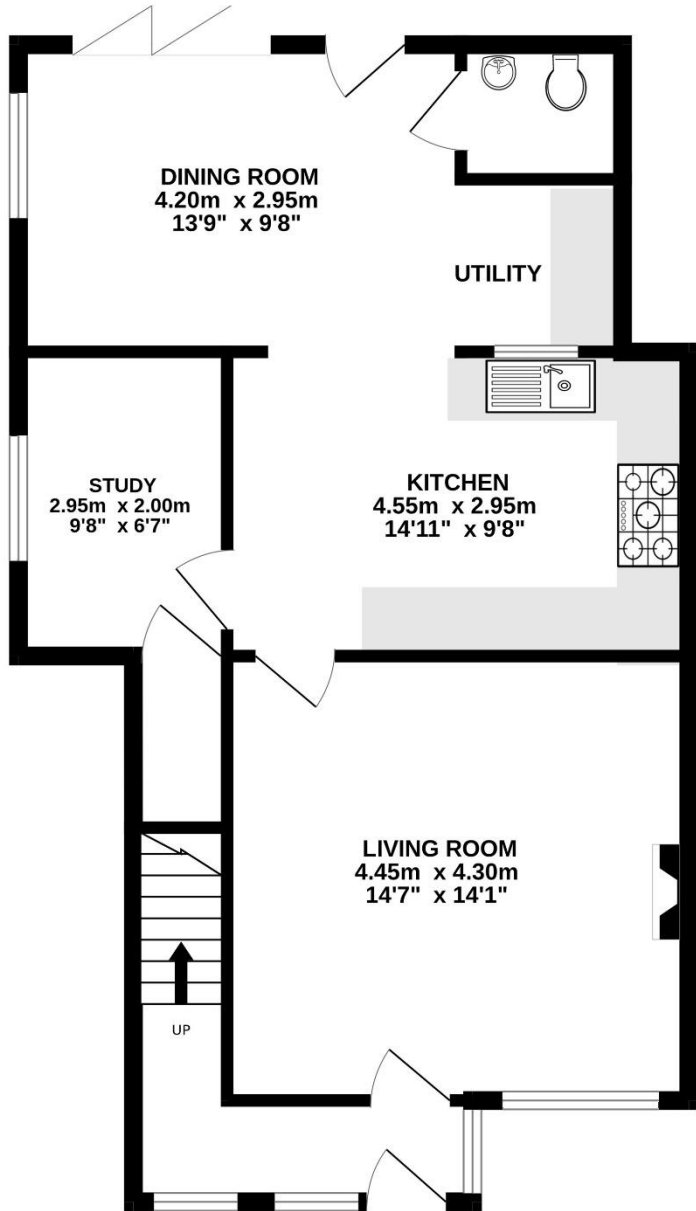
We advise potential purchasers to speak to Financial Associates to discuss their financial requirements. Call us for further information.

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

