





10 Matildas Piece,
Cricklade, Wiltshire.

DIRECTIONS

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

SUMMARY

This modern, and exceptionally energy efficient, semi-detached home is situated on one of Cricklade's most favoured developments. It backs on to open countryside but still has easy access to the many amenities of this desirable town. The accommodation includes three bedrooms, a family bathroom and ensuite, kitchen/dining room, and living room, whilst further benefits include parking and enclosed south facing garden.

PROPERTY

The property is accessed via a welcoming entrance hall with stairs leading to the first floor and a cloakroom with wc and wash hand basin. A door leads through to the good size living room. The kitchen/breakfast room sits to the rear of the property with double doors out to the garden and views of the field beyond. It is fitted with a range of storage and built in fridge, freezer, oven, hob, and hood. There is space for a washing machine, as well as space for a dining table and some useful understairs storage. The first floor landing provides access to the three good size bedrooms as well as the family bathroom which is fitted with a suite comprising bath with shower attachment, wc, and wash hand basin. The master bedroom also benefits from an ensuite which benefits from a shower cubicle, wc, and wash hand basin.

GARDENS

There is a small front garden with path leading to the front door and a driveway to the side which provides parking for

two vehicles. There is gated access into the enclosed rear garden which is south facing with areas of patio, lawn, storage shed, and fabulous views.

LOCATION

The property is located in one of Cricklade's newest and most desirable developments which backs onto open fields. As such it is ideally located to take advantage of the nearby countryside whilst still remaining convenient to the amenities of this desirable town. Cricklade is a popular town with a great community, plenty of facilities, and excellent road and rail 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.

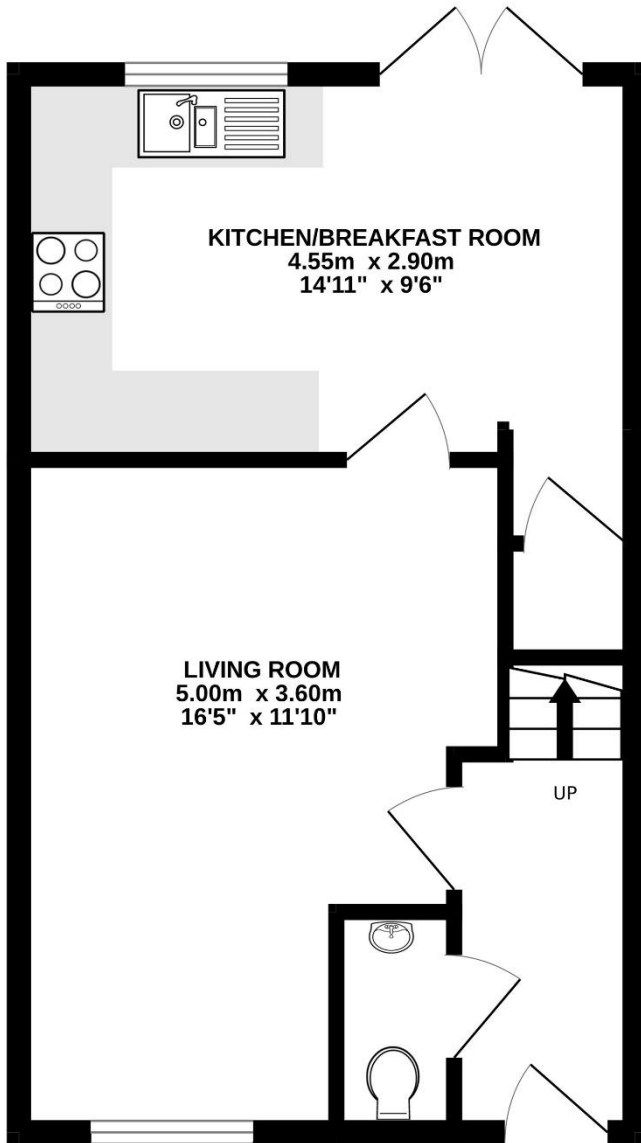


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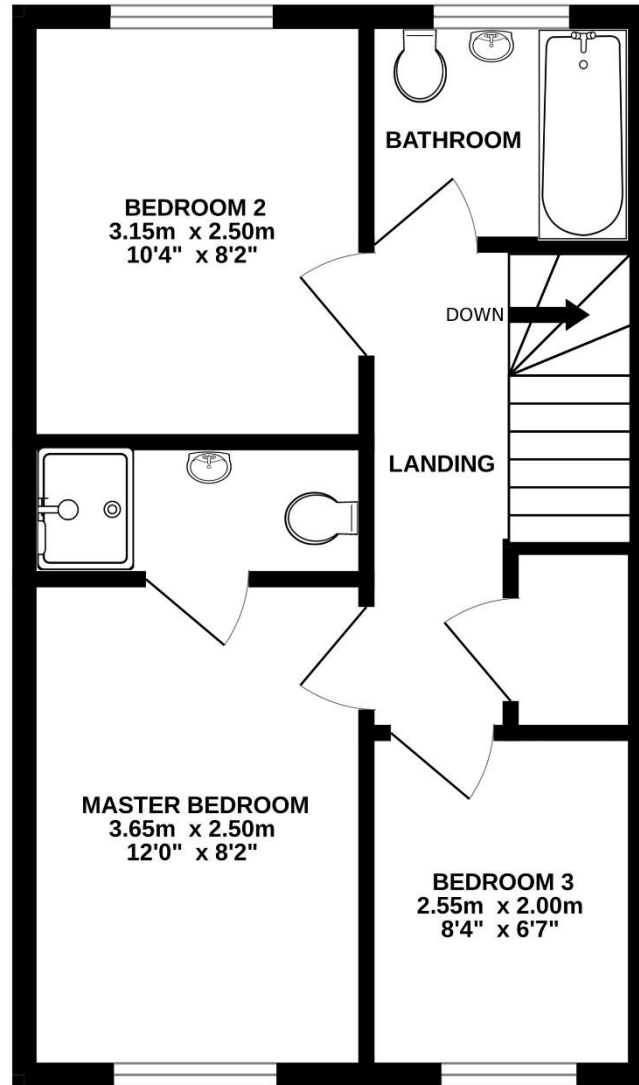
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www.cbslade.co.uk

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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