





## 37 Savory Way, Cirencester, Gloucestershire.

### DIRECTIONS

Please use the postcode GL7 1RN or call the office at any time for detailed directions from your location.

### SUMMARY

Situated in a quiet spot in this popular and established residential development, this spacious three storey home has accommodation which includes four good size bedrooms with a family bathroom and ensuite, as well as living room, kitchen breakfast room, utility and downstairs cloakroom. It has an enclosed rear garden, double garage which could potentially be developed into more, and plenty of parking behind.

### PROPERTY

The property is accessed from the front into an entrance hall with stairs leading to the first floor and a downstairs cloakroom with wc and wash hand basin. To the right is a large, dual aspect living room with bay window to the front, whilst to the right is a dual aspect kitchen/breakfast room which also has a bay window to the front and double doors to the garden. It is fitted with a range of storage and appliances, as well as plenty of space for a dining table. There is a door through to the utility which has further storage and appliances.

The first floor landing has an airing cupboard, and stairs leading to the second floor. The master bedroom is a good size, dual aspect room with a recently refitted ensuite with suite comprising shower, wc, and wash hand basin. There is also another bedroom with built in wardrobe, and family bathroom with suite comprising bath with shower over, wc, and wash hand basin.

The second floor has two further bedrooms.

### GARDENS

The rear garden is accessed from the double doors in the kitchen/breakfast room and is enclosed by a mixture of wall and fencing and is mainly laid to lawn with an area of patio adjoining the house and a raised stone border.

A path leads down to the large double garage with light and power.

It has a high roof line and there is plenty of scope to create some additional accommodation if required, subject to the necessary permissions. In front of the garage is an area of driveway parking with a wide border which also belongs to the property.

### LOCATION

The property sits in a quiet close which forms part of this popular established residential development. There is easy access to the nearby play area and schools, whilst the rest of the amenities of this popular town are all within easy reach with the central Market Place being less than a mile away. There is easy access to the nearby road network with access to the M4 and M5, whilst Kemble provides a regular direct train to London Paddington.

### VIEWING

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

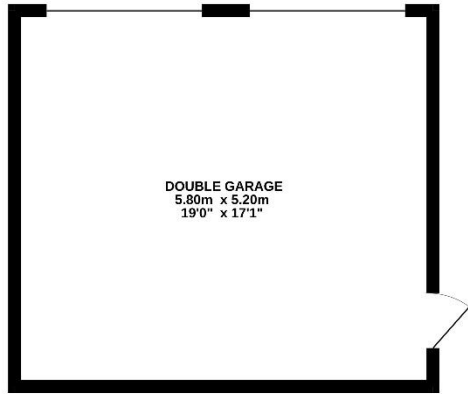
### MORTGAGE

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

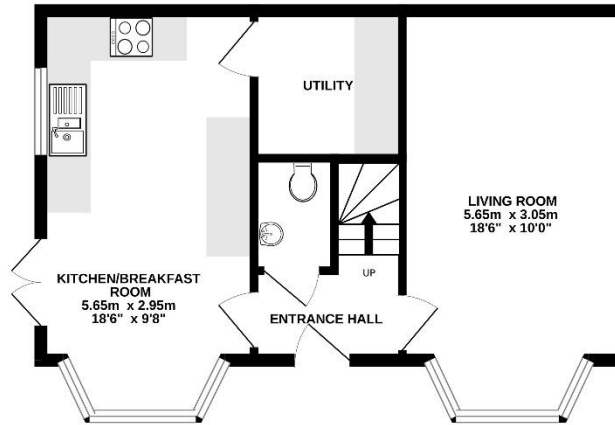
### AGENTS NOTE

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.

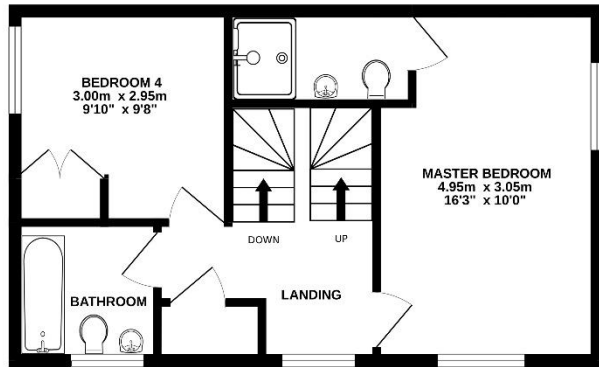
GARAGE



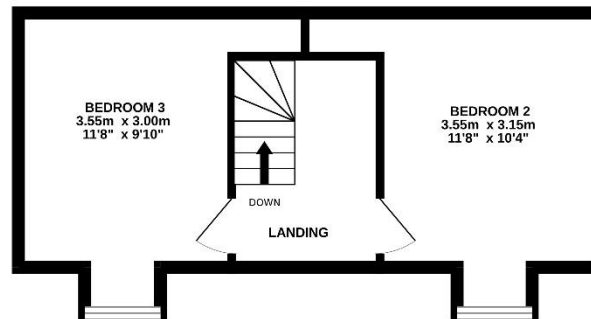
GROUND FLOOR



1ST FLOOR



2ND 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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