



## 49 Pittsfield, Cricklade, Wiltshire.

### **DIRECTIONS**

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

### **SUMMARY**

Situated in a quiet corner position in this desirable residential area, this spacious detached property has three/four bedrooms as well as plenty of reception space. There is scope to extend and improve further if required, whilst other benefits include driveway parking, garage, and no onward chain.

### **PROPERTY**

The property is accessed from an entrance porch into the living room. This large, triple aspect room has a wooden flooring, patio doors to the garden, and plenty of space for separate sitting and dining areas. To the right is the kitchen which is fitted with a range of storage and appliance space, a door into the garage, and space for a breakfast table. Also off the living room is an inner hall with stairs leading to the first floor, and a storage cupboard. There is another good size room which would make a good downstairs fourth bedroom, home office, or additional reception space as required. The inner hall also provides access to the utility cloakroom which has a wc, storage, sink and drainer, and further appliance space. The ground floor is completed by a garden room which is accessed from the back of the garage and has a door leading out to the garden.

The first floor landing benefits from a large storage cupboard as well as providing access to the three good size bedrooms, and family bathroom which is fitted with a suite comprising bath with shower over, wc, and wash hand basin. It also benefits from an airing cupboard.

### **GARDENS**

The property sits in a generous corner plot. There is driveway parking and a lawned garden to the front which is screened by hedging. The driveway leads to the garage which is a good size with light and power and doors to the kitchen, utility cloakroom, and garden room. The rear garden is a good size and enclosed by fencing with gated access. It is mostly laid to lawn with an area of patio adjoining the house, pond, and mature shrub and tree borders.

### **LOCATION**

The property is situated at the end of a quiet close in this sought after residential area and provides easy access to the many amenities of this desirable town. Cricklade is conveniently situated between Cirencester and Swindon and offers 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**

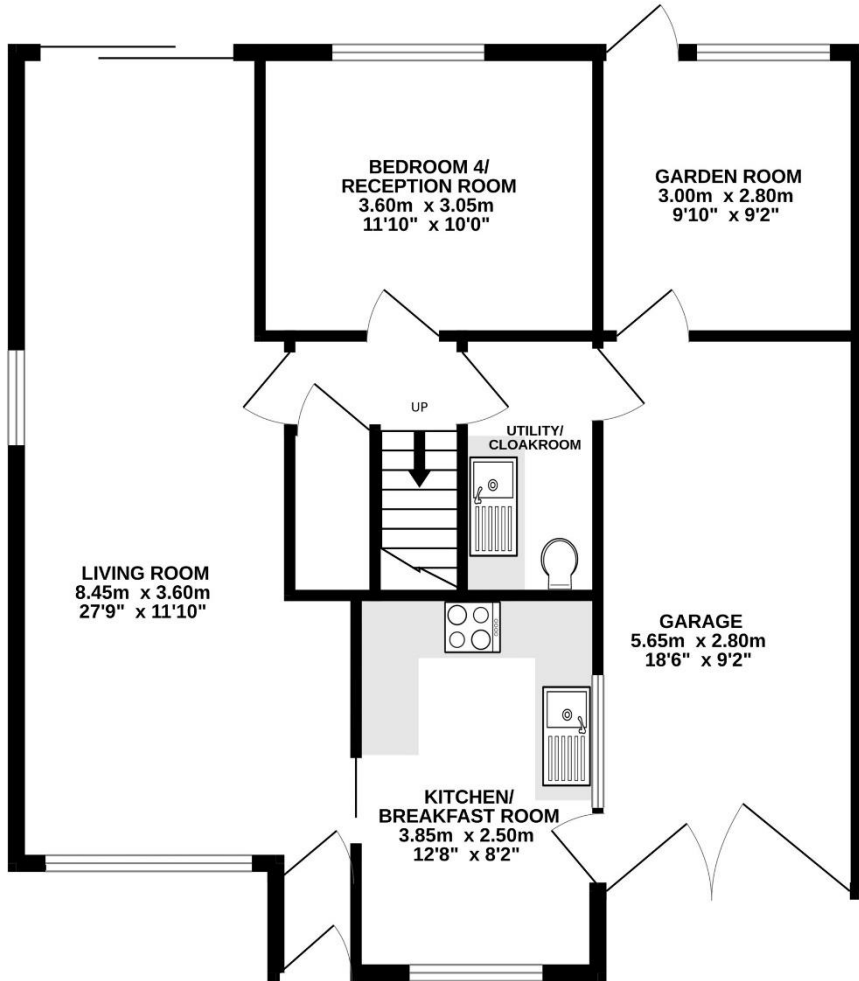
We advise potential purchasers to speak to Financial Associates to discuss their financial requirements. Call us for further information.

### **AGENTS NOTE**

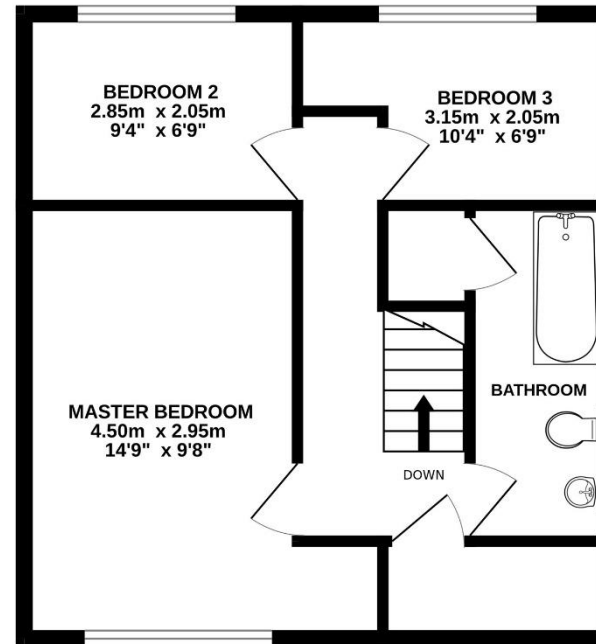
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor have we tested any services, appliances or any specific fittings at the property. Room sizes should not be relied upon for carpets and furnishings.



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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