





## 5 Westfield Green, Greenacres Park, Cirencester, Gloucestershire.

### **DIRECTIONS**

Please use the postcode GL7 5JH or call the office at any time for detailed directions from your location.

### **SUMMARY**

Located on this favoured site is this detached park home on a desirable plot with gardens to the front and rear. The home has been updated throughout by the current owners and now offers spacious and well presented accommodation which includes a dual aspect living room, refitted kitchen, master bedroom, dining room/second bedroom, and shower room. The property is available for the over 45's and combines a desirable village setting with good transport links, and is offered for sale with no onward chain.

### **PROPERTY**

The property is accessed via the entrance hall which provides access to all of the primary rooms. To the left is a door into the kitchen which is newly fitted with a range of storage and built in appliances. It is open to the good size, dual aspect living room with bay window which has views towards the neighbouring fields. At the end other end of the property is a good size double bedroom with built in wardrobes. Next to it is the shower room with suite comprising shower cubicle, wc, and wash hand basin. The property is completed by a further room which is currently used as an additional reception space with double doors out to the rear garden, but could be a second bedroom if required.



### **GARDENS**

The property is situated on an individual and desirable plot with gardens to all sides. There is a large patio to the back of the property and benefits from a garden shed. The garden is completed by an area of lawn to the front with mature planting. There is a path leading to steps rising to the property.

### **LOCATION**

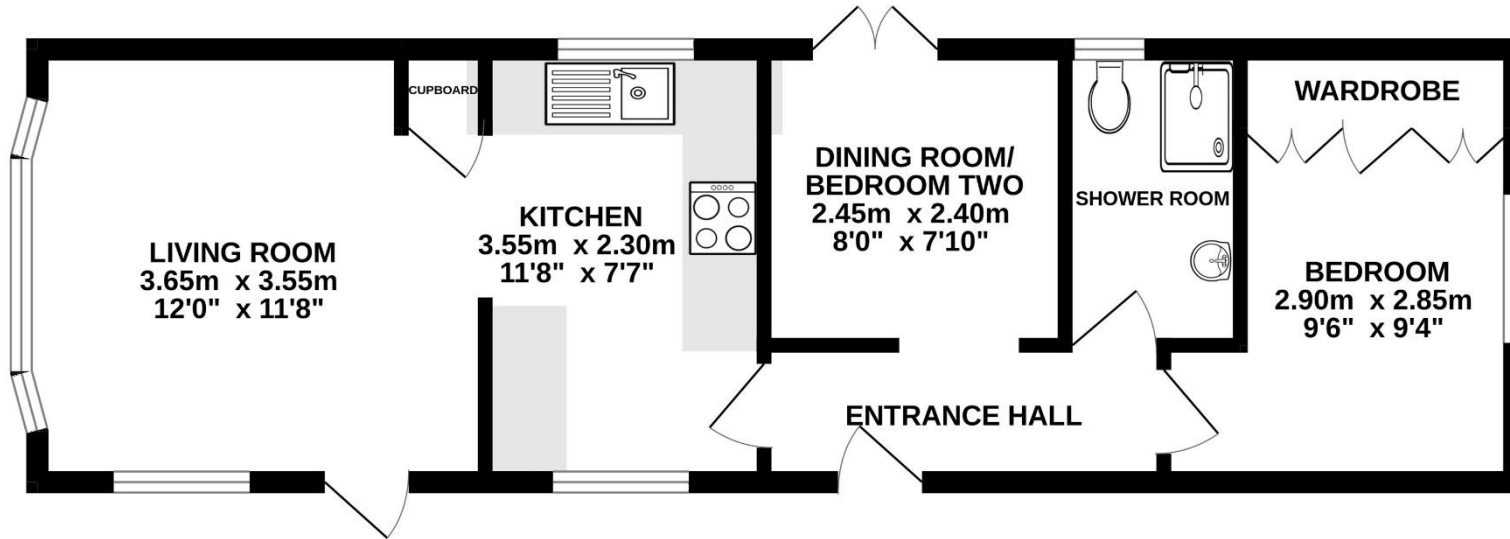
Greenacres Park is a development for the over 45's which combines an enviable rural location with excellent road links to the nearby towns of Cirencester and Fairford. This desirable village location is in the heart of the Cotswold Lakes and benefits from a range of nearby facilities.

### **VIEWING**

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

### **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.



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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