



33, Matthews Walk, Cirencester, Gloucestershire.

DIRECTIONS

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

SUMMARY

Situated in a quiet position on the edge of this popular development, is this modern, energy efficient home which is surrounded by plenty of open space. The accommodation includes an attractive kitchen/breakfast room, large living/dining room, utility and downstairs cloakroom, three bedrooms and a family bathroom and ensuite. Further benefits include garage and parking, and an attractive enclosed garden with home office.

PROPERTY

The property is accessed from the front into the welcoming entrance hall with wood floor, stairs rising to the first floor and access to the useful downstairs cloakroom with wc and wash hand basin. The kitchen/breakfast room is fitted with a range of cupboards and drawers, one and a half bowl sink, built in oven, convection oven, hob and extractor hood, built in fridge freezer and dishwasher, tiled floor, tiled splashbacks and a concealed wall mounted gas fired boiler. The spacious living room spans the back of the property with double doors leading out to the garden, feature fireplace and plenty of space for separate sitting and dining areas. The ground floor is completed by a useful utility room with storage, sink with drainer and space for the washing machine. To the first floor is a landing with airing cupboard with hot water tank and access to all of the rooms. The master bedroom benefits from a built in wardrobe and large and exceptionally well finished ensuite with large shower unit, wc and wash hand basin with tiled walls, heated towel rail and recessed storage cupboard with feature lighting. The second bedroom also benefits from a wardrobe and there is a good sized third bedroom. The family bathroom is fitted with a suite comprising bath, wc and wash hand basin with heated towel rail and part tiled walls.

GARDENS

To the front of the property is a small area of garden bordered by railings and with a path leading to the front door.

The rear garden is enclosed by fencing and walls with gated access. It has been landscaped with areas of patio, artificial lawn and raised beds. There is a substantial summer house with double glazed windows and doors as well as light and power. It would be ideal as a home office or to provide additional reception space as required. There is gated access to the rear where there is driveway parking for one vehicle leading to the garage with up and over door to the front.

LOCATION

The property is located on the edge of the desirable Kingshill Meadow development with plenty of nearby open space. There is easy access to local amenities as well as the further facilities offered by this popular town and the nearby road and rail network.

VIEWING

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

MORTGAGE

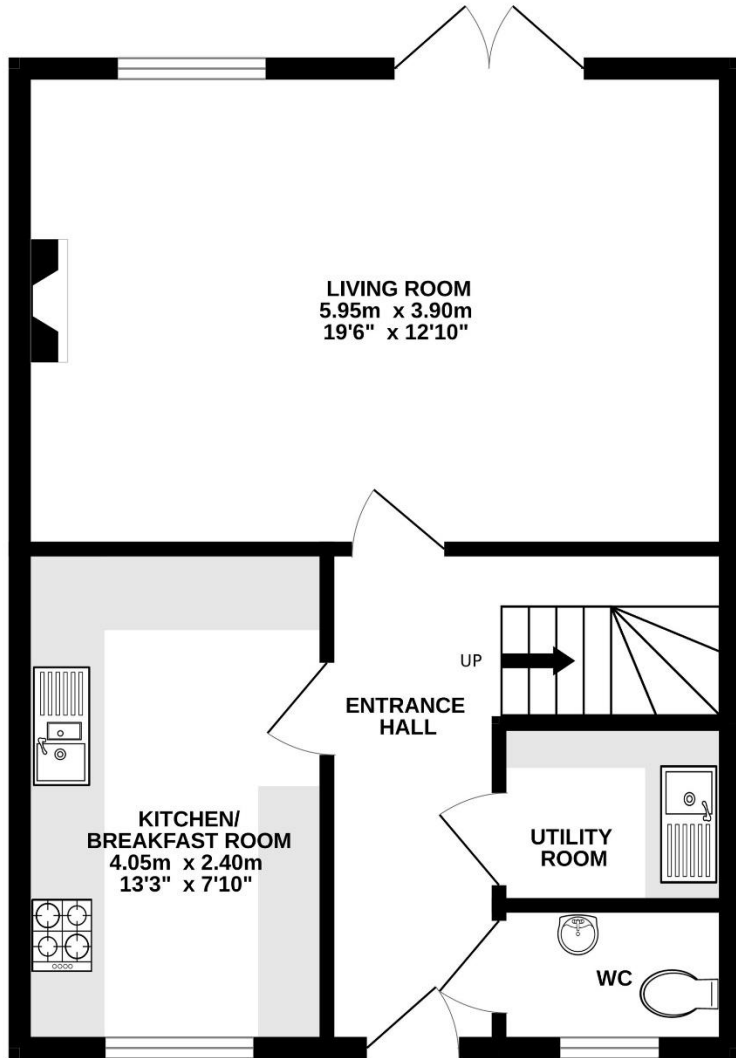
We advise potential purchasers to speak to Financial Associates to discuss their financial requirements. Call us for further information.

AGENTS NOTE

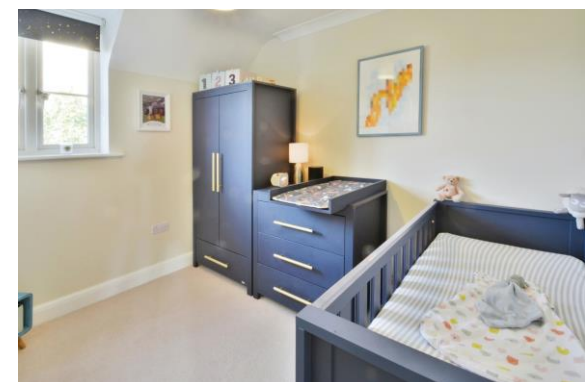
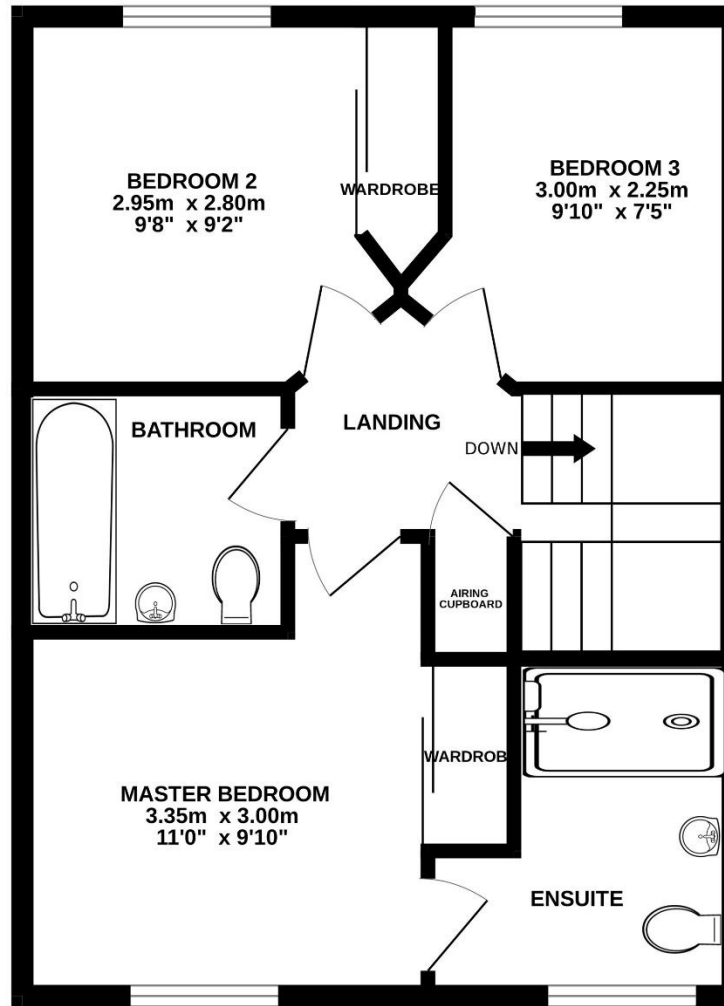
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor have we tested any services, appliances or any specific fittings at the property. Room sizes should not be relied upon for carpets and furnishings.



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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