





## 11 Radways Close, Fairford, Gloucestershire.

### DIRECTIONS

Please use the postcode GL7 4FZ or call the office at any time for detailed directions from your location.

### SUMMARY

Enjoying a unique tucked away position with open views to the front, this substantial and energy efficient detached home, offers four or five bedroom accommodation combined with plenty of reception space to match. It is presented exceptionally well throughout and occupies a desirable plot with plenty of parking, garage, and attractive gardens. Despite the quiet position, it remains convenient to the many amenities of this popular market town.

### PROPERTY

The property is accessed from a storm porch into a welcoming entrance hall. There are stairs leading to the first floor with a useful storage cupboard below and a further cupboard opposite. To the right is the dual aspect kitchen dining room which is fitted with storage and built in appliances as well, as well as plenty of space for a dining table enjoying the views to the front. A utility room provides further storage and appliance space as well as access to the garden. The good size, dual aspect living room also benefits from double doors leading out to the rear and there is a further room, which is currently used as a study but could provide a fifth bedroom or further reception space as required. The ground floor is completed by the cloakroom which is fitted with a wc and wash hand basin.

The first floor galleried landing provides access to the four good sized bedrooms, and the incredible family bathroom which is fitted with a suite comprising double ended bath, separate large shower cubicle, wc, and wash hand basin. The master bedroom also benefits from a built in wardrobe and ensuite comprising shower, wc, and wash hand basin.

### GARDENS

The property sits in a generous plot with no access past the front for either pedestrians or vehicles. There is driveway parking for several vehicles with an electric vehicle charging point, and access to the garage. Gated access leads into the enclosed, good size rear garden which includes areas of patio, lawn, and mature borders. There is an area of storage to the side of the property, ideal for bins.

### LOCATION

It is rare for a property to enjoy such a quiet tucked away position with country style views to the front, whilst still remaining so convenient for the many amenities of this popular town. Fairford is a traditional market town and is an exceptionally popular place to live being situated within the desirable Cotswold Lakes area.

### 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.

01285 641839

cirencester@cbslade.co.uk

01793 752382

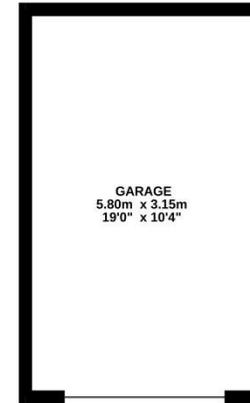
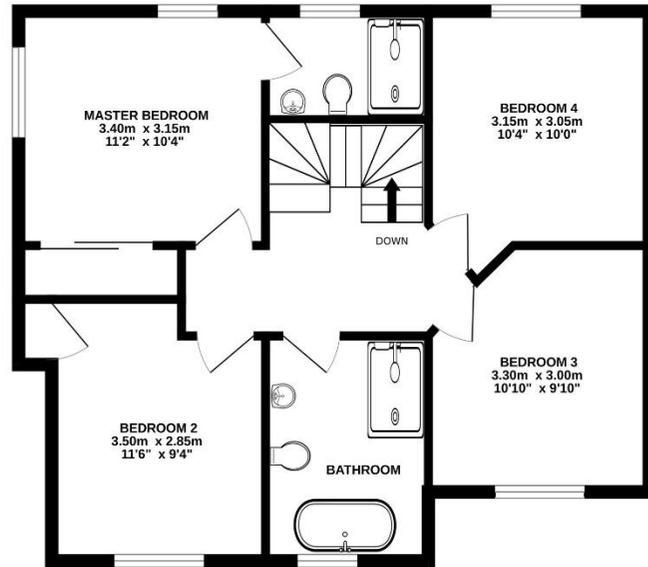
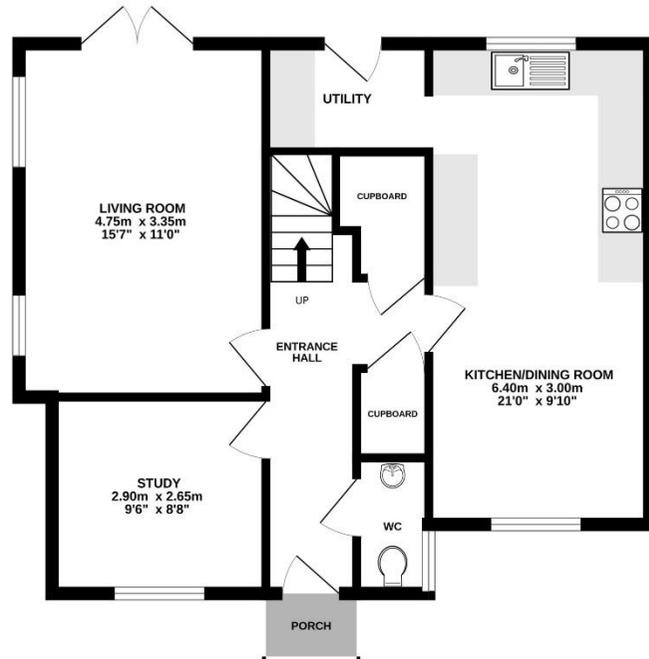
cricklade@cbslade.co.uk

[www.cbslade.co.uk](http://www.cbslade.co.uk)

GROUND FLOOR

1ST FLOOR

GARAGE



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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