





14 Drift Close,  
Cirencester, Gloucestershire.

**DIRECTIONS**

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

**SUMMARY**

Situated at the end of a quiet close in this popular residential area, is this well presented three bedroom home with conservatory providing additional reception space, and downstairs cloakroom. It sits on a spacious plot with driveway parking for several vehicles, car port, garage, and attractive rear garden.

**PROPERTY**

The property is accessed via a welcoming entrance hall with stairs leading to the first floor. A door to the right leads through to the spacious living room with understairs storage cupboard. Double doors lead through to the dining room which has been opened up to the kitchen to create a lovely central hub to the home. The kitchen has been fitted with a range of storage, oven, hob, and hood, and plenty of appliance space. Doors lead out to the conservatory which has been fitted with heating making it a delightful room to provide additional reception space year round. It provides access to the garden, the garage, and the downstairs cloakroom which is fitted with a suite comprising wc, and wash hand basin. The first floor landing has an airing cupboard, and hatch providing access to the boarded, and well insulated loft space. There are three good sized bedrooms, two of which benefit from built in wardrobes. The property is completed by the family bathroom which is fitted with a suite comprising bath with shower over, wc, and wash hand basin.



**GARDENS**

To the front of the property is an area of lawn with an attractive tree, path to the front door and gravel drive for parking. There is a further driveway providing additional parking leading to a car port and garage with up and over door to the front, light and power. There is a gated side path leading to the rear garden which is enclosed by fencing and hedges. It is mainly laid to lawn with an area of patio adjoining the property, storage shed, and mature borders.

**LOCATION**

The property is located towards the end of a quiet close, in a popular residential area of similar properties. It is convenient for many local amenities as well as providing easy access to the centre of this desirable town and the road network beyond.

**VIEWING**

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

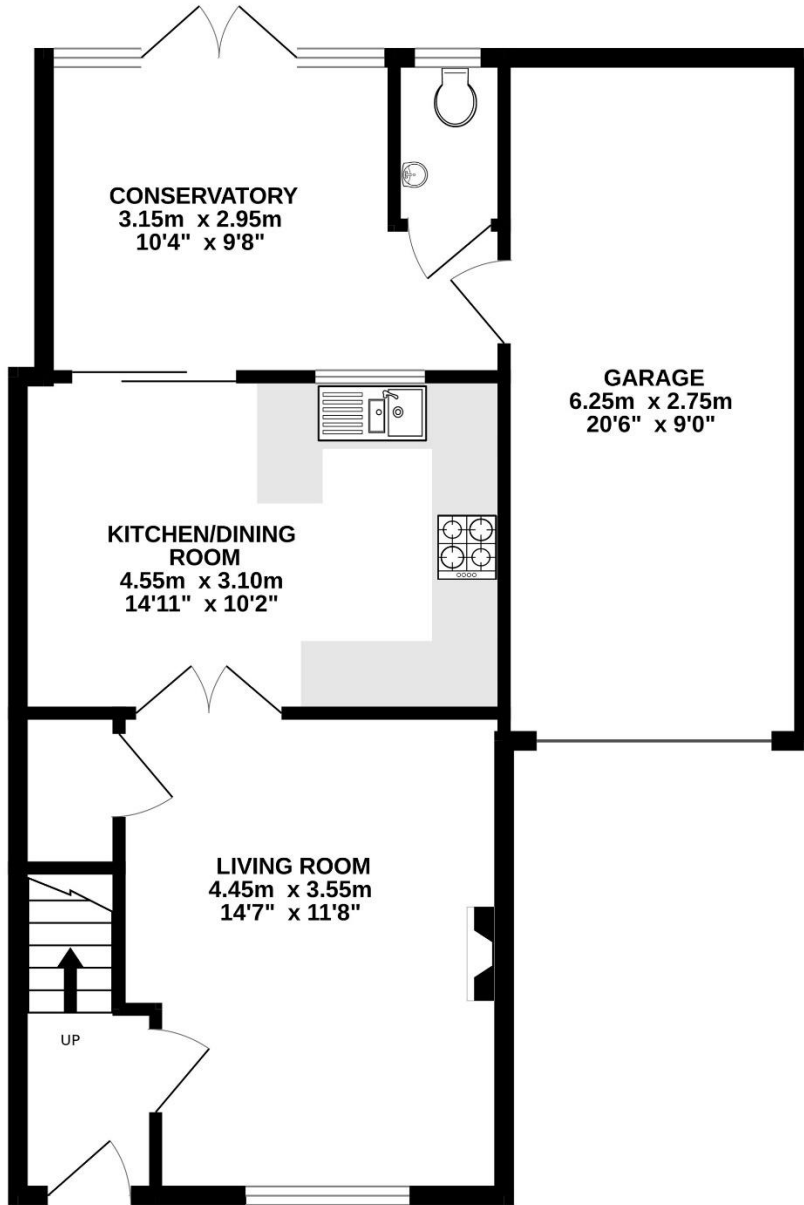
**MORTGAGE**

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



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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1ST FLOOR

