







## 53 Deansfield, Cricklade, Swindon, Wiltshire.

### DIRECTIONS

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

### SUMMARY

Exceptionally well presented, detached family home situated in a quiet close in this desirable residential area. The accommodation includes three bedrooms, family bathroom, and shower room, three separate reception rooms and a recently refitted kitchen. There is driveway parking and an enclosed rear garden with gated access. It is conveniently located for the many amenities of this popular town and is offered for sale with no onward chain.

### PROPERTY

The property is accessed via a welcoming entrance hall with stairs leading to the first floor and a useful storage cupboard. A timber and glazed door leads through to the large L shaped living room which has plenty of space for separate sitting and study areas, a door to the garden room as well as the kitchen. This has been refitted in recent years and now offers plenty of storage as well as built in appliances to include two ovens, hob, fridge freezer, and dishwasher. There is a dual aspect dining room with skylight window which provides further reception space as well as access into the garden room. This addition is a real highlight of the property with large glazed roof panels as well as bifold doors across the back. An inner hall provides access to the storage garage as well as the recently refitted shower room with underfloor heating and a suite comprising shower, wc, and wash hand basin. There is a large utility cupboard with plumbing and space for a washing machine and tumble dryer. The flexibility of the ground floor accommodation with plenty of reception space and a downstairs shower room, means it would be easy to configure as a four bedroom property with ground floor bedroom if required.

The first floor landing has access to all of the rooms as well as a large airing cupboard with newly installed gas combi boiler, and a radiator and shelving. There are three bedrooms which all have built in

storage. The family bathroom is also exceptionally well presented with a suite comprising bath with shower over, wc, and wash hand basin.

### GARDENS

The property sits on a good size plot with driveway parking for several vehicles and an area of lawn. There is a useful area to the side of the property which is suitable for bin storage. The garage is no longer full length but has an up and over door to the front, light and power and provides useful storage. The fully enclosed rear garden has gated access and a useful storage shed which is attached to the property. It is mainly laid to lawn with areas of patio, a raised bed, as well as mature shrub borders.

### LOCATION

The property is situated in a quiet close which forms part of this popular development in this sought after residential area, and provides easy access to the many amenities of this desirable town. Cricklade offers its residents a range of local amenities and is conveniently situated between Cirencester and Swindon. It offers easy access to the nearby road and rail network.

### VIEWING

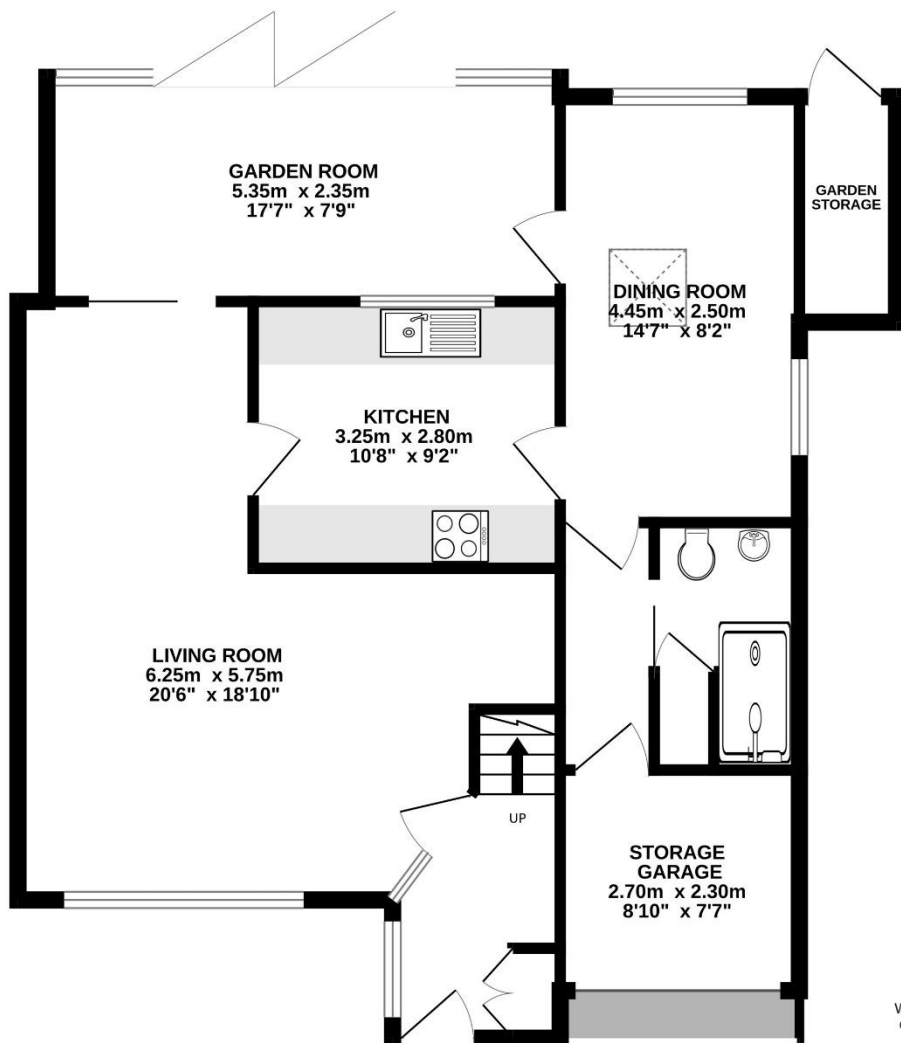
Viewing is available by appointment 7 days a week. Please call your local office to arrange.

### AGENTS NOTE

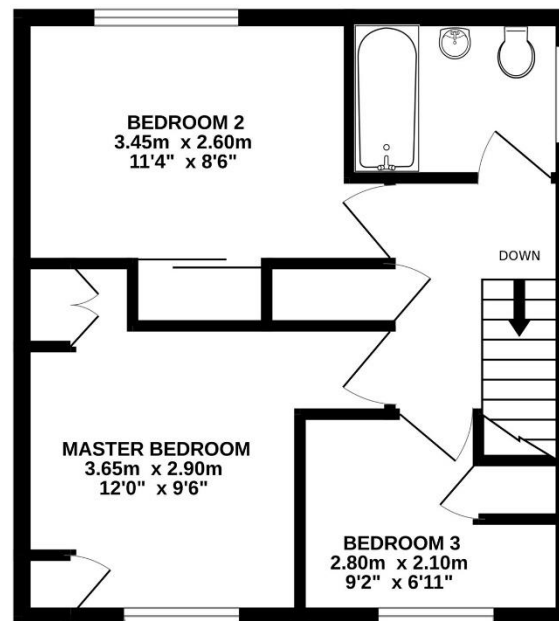
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor have we tested any services, appliances or any specific fittings at the property. Room sizes should not be relied upon for carpets and furnishings.



# 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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