



44 Hitchings, Cricklade, Wiltshire.

DIRECTIONS

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

SUMMARY

Stunning detached home which has been much improved by the current owners with bespoke design features throughout, this spacious property is tucked away in a no through road location in one of Cricklade's newest and most desirable developments. The accommodation includes three bedrooms, family bathroom and ensuite, living room, kitchen/dining room, and utility. There is driveway parking for two vehicles and attractive gardens.

PROPERTY

The property is accessed by a welcoming entrance hall with stairs leading to the first floor. To the left is the kitchen/breakfast room which is fitted with a range of storage and built in appliances, as well as space for a dining table. The living room offers plenty of reception space along the back of the property with double doors leading out to the rear garden and an understairs cupboard. The ground floor is completed by a useful utility area with built in storage and a Belfast sink. Formerly a downstairs cloakroom, this room could easily be converted back if required.

The first floor landing has two good storage cupboards as well as a loft providing access to the part boarded loft space. There is access to the three good size bedrooms as well as the family bathroom fitted with a suite comprising bath with shower over, wc, and wash hand basin. The master bedroom also benefits from built in wardrobes and an ensuite fitted with shower, wc, and wash hand basin.

The whole property has been much improved by the current owners and is exceptionally well presented with bespoke design features throughout.

GARDENS

To the front of the property is a small garden enclosed by railing with a path leading to the front door. There is driveway parking to the side for two vehicles and wiring in place for an electric car charger.

There is gated access into the rear garden which has been landscaped with areas of lawn, patio, gravel and attractive planted borders. There is a wooden shed and an open, leafy outlook to the rear.

LOCATION

The property is located in one of Cricklade's newest and most desirable developments. It is ideally located to take advantage of the nearby countryside, whilst still remaining convenient to the amenities of this desirable town. Cricklade is a popular town with a great community, plenty of facilities, and excellent road and rail links.

VIEWING

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

MORTGAGE

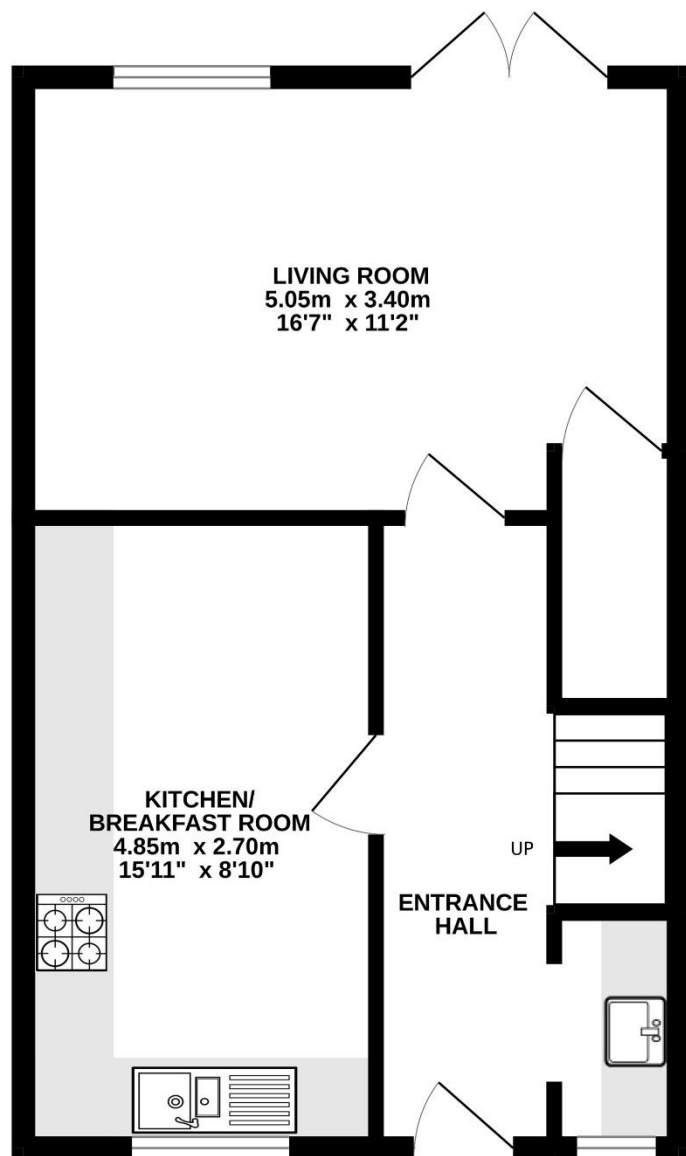
We advise potential purchasers to speak to Financial Associates to discuss their financial requirements. Call us for further information.

AGENTS NOTE

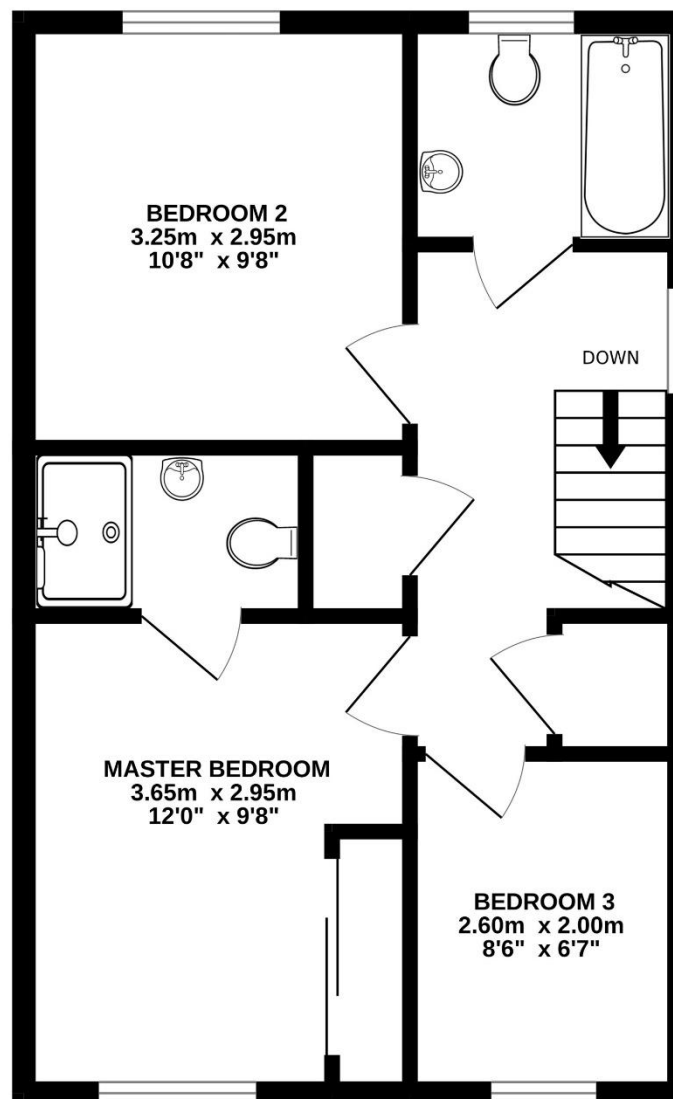
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor have we tested any services, appliances or any specific fittings at the property. Room sizes should not be relied upon for carpets and furnishings.



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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