







## 19 Reeds, Cricklade, Swindon, Wiltshire.

### **DIRECTIONS**

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

### **SUMMARY**

Occupying an enviable plot in this desirable residential area, this extended detached home offers substantial accommodation which includes a ground floor master bedroom suite, four further double first floor bedrooms, family bathroom and another ensuite. There is plenty of reception space arranged over three separate areas, whilst further benefits include parking, garage, enclosed rear garden, and no onward chain.

### **PROPERTY**

The property is accessed from a storm porch into a welcoming entrance hall with stairs rising to the first floor and useful storage cupboard. To the right is a large living room with feature fireplace. An opening leads into the dining area which in turn is open to the kitchen. This has been fitted with a range of storage and appliance space, which includes a utility area by the side door leading outside. A conservatory provides further reception space and somewhere to enjoy views over the garden. The ground floor is completed by a master bedroom suite with large bedroom with plenty of built in storage, and an ensuite fitted with double ended bath with central taps, separate shower room, wc, and wash hand basin. The first floor landing provides access to the remaining four double bedrooms and the family bathroom fitted with double ended bath with central taps, wc, and wash hand basin. The second bedroom is also fitted with a range of built in wardrobes and has an ensuite fitted with shower bath, wc, and wash hand basin. The third bedroom was originally two separate rooms, but has been opened up to create a much larger space. The third and fourth size bedrooms also both have built in storage.

### **GARDENS**

The property sits on a good size plot. A block paved driveway provides parking as well as access to the garage with electric roller door to the front. There is a gravelled area with tree to the right of the property. The enclosed rear garden has gated access from the side and features areas of lawn, patio, pond, and planted borders.

### **LOCATION**

The property is situated on one of Cricklade's most sought after developments and is located on the outskirts of this popular town, offering easy access to many country walks, including the popular North Meadow. It benefits from a quiet location whilst still offering easy links to the local road and rail network along with many local amenities and services.

### **VIEWING**

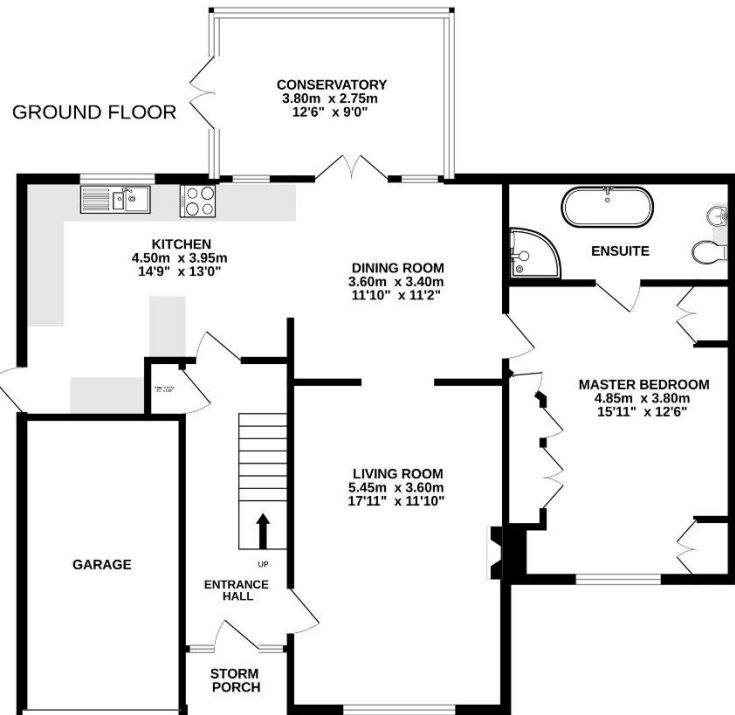
Viewing is available by appointment 7 days a week. Please call your local office to arrange.

### **MORTGAGE**

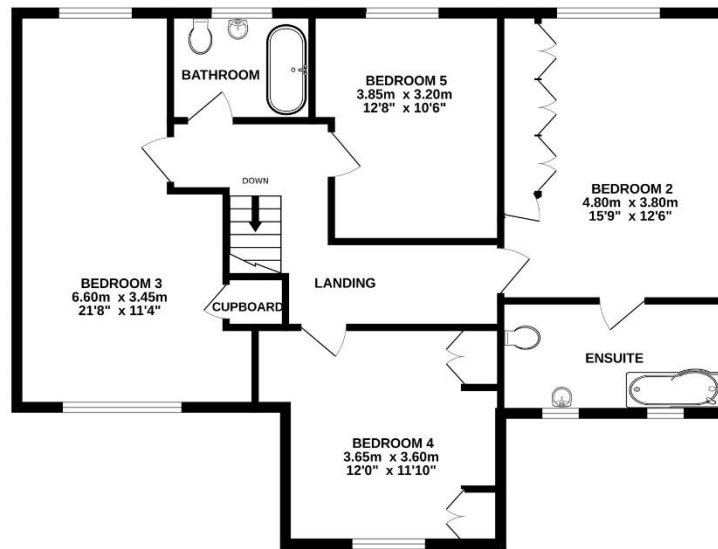
We advise potential purchasers to speak to Financial Associates to discuss their financial requirements. Call us for further information.

### **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.



**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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