





31 Pittsfield, Cricklade, Wiltshire.

DIRECTIONS

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

SUMMARY

Much improved family home which offers spacious and light accommodation in this desirable quiet close with easy access to the amenities of this popular town. There are four bedrooms, a further dressing room/fifth bedroom, bathroom and ensuite on the first floor, whilst the ground floor offers a cloakroom, home office, living room, utility and fantastic open plan kitchen, dining, family room which spans the rear of the property. Bifold and double doors continue the space into the attractive rear garden. Further benefits include parking and storage garage.

PROPERTY

This much improved family home is accessed via a welcoming entrance hall with underfloor heating and stairs rising to the first floor. Straight ahead is the fantastic kitchen/dining/family room which spans the rear of the property and has double doors and bifold doors leading into the garden. The kitchen area is fitted with a range of storage and built in appliances including large central island unit. The underfloor heating continues into this well presented open plan space which is a real highlight of the home. Further appliance space and storage is offered by the useful utility which also provides access to the storage garage. There are double doors from the family area through to the living room which is fitted with a modern gas fire and recess for large television. A further room accessed from the entrance hall makes an ideal home office, whilst the ground floor is completed by a useful cloakroom with wc, and wash hand basin. The first floor landing has a useful storage cupboard and access to all of the rooms. There are four bedrooms, the master of which has a high specification ensuite with wc, wash hand basin, and open shower unit. The second bedroom benefits from built in wardrobes, and there is a small fifth room which makes an ideal dressing room. The family bathroom has also been refitted to a high standard with shower bath, wc, and wash hand basin.

GARDENS

To the front of the property is driveway parking for several vehicles with double doors opening to the large storage garage. The rear garden is enclosed by fencing with gated access. It is mainly laid to lawn and patio and benefits from a summer house and storage shed.

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.

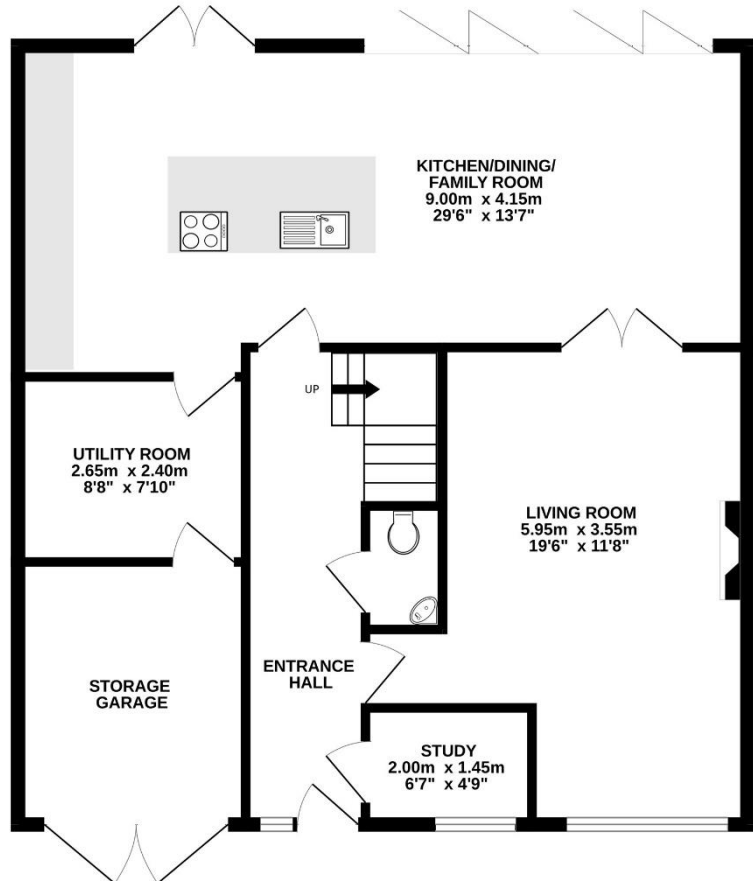
MORTGAGE

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

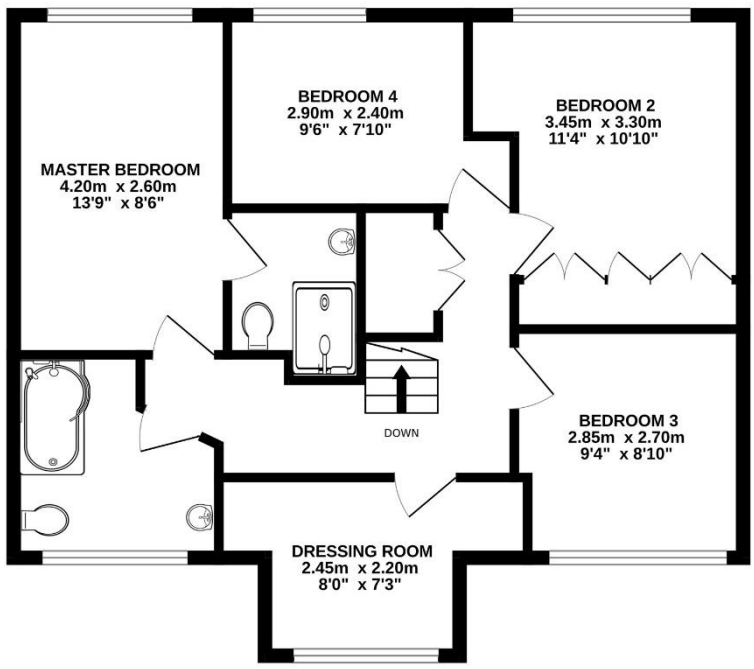
AGENTS NOTE

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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