





22 Pittsfield, Cricklade, Swindon, Wiltshire.

DIRECTIONS

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

SUMMARY

Exceptionally well presented four bedroom home, in this desirable residential area with easy access to the many amenities of this popular town. The property has been extended and much improved and combines the four bedrooms with family bathroom and ensuite on the first floor, with living room, large open plan kitchen/breakfast/dining/family space, a utility cloakroom, home office and storage room. Further benefits include parking and low maintenance rear garden.

PROPERTY

The property is accessed into a welcoming entrance hall with stairs leading to the first floor. To the right is a good size living room with media wall including gas living flame fire. Double doors lead through to a fantastic, open plan kitchen/breakfast room. The kitchen has been recently refitted with a range of storage, concealed newly fitted gas combi boiler, and appliances which include large built in fridge and separate freezer, dishwasher, wine cooler and twin ovens. There is a large central island with hob, as well as further storage and breakfast seating. This room is open to the dual aspect dining/family room with large roof lantern and bifold doors leading to the garden. There is a useful utility cloakroom which has further appliance space for a washing machine and tumble dryer, as well as a wc and wash hand basin. To the left of the entrance hall is a room currently used as a home office but could be used for additional reception space or a small fifth bedroom if required. Between this room and the utility is a useful, large storage area. The first floor landing has access to the loft, as well as the bedrooms and family bathroom which has been refitted with a double ended bath with central taps, wc, and wash hand basin. There are four good size bedrooms, the master of which has built in wardrobes and a large ensuite fitted with a shower, wc, and wash hand basin.

GARDENS

To the front of the property is a gravel driveway providing parking and bin storage. The rear garden has been landscaped with ease of maintenance in mind with a large area of decking and artificial lawn, with mature shrub borders. It is enclosed by fencing to the sides and a wall to the rear.

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

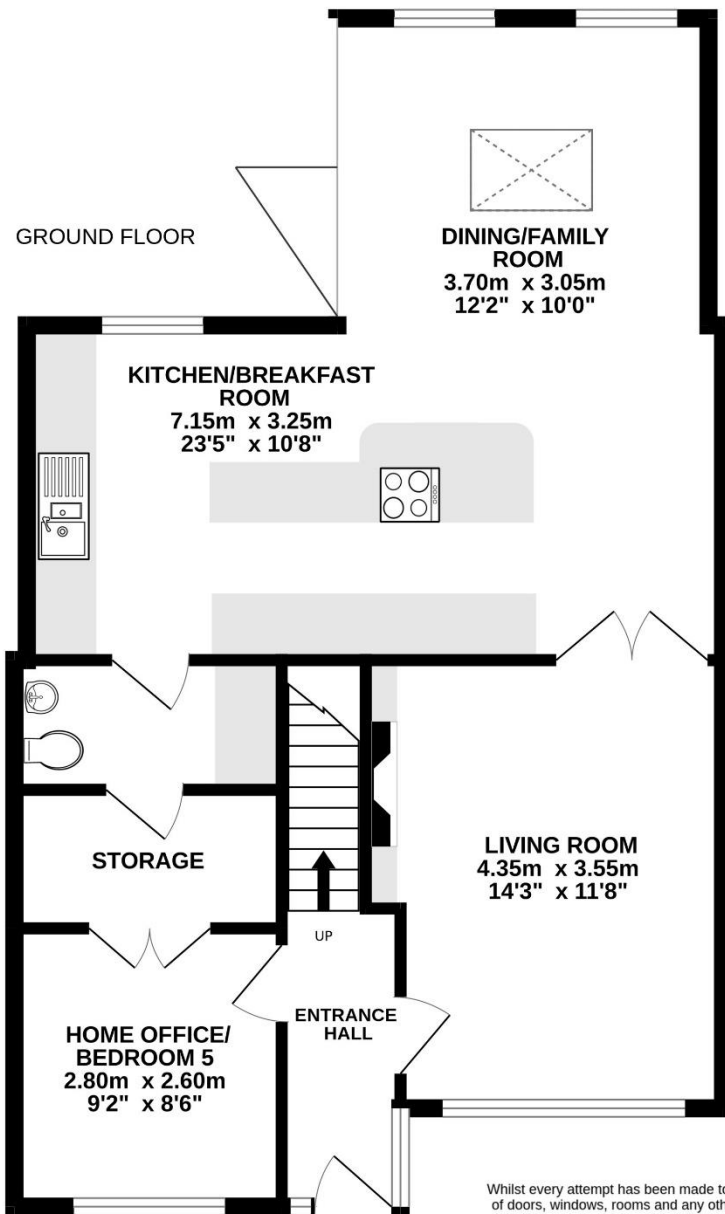
Viewing is available by appointment 7 days a week. Please call your local office to arrange.

MORTGAGE

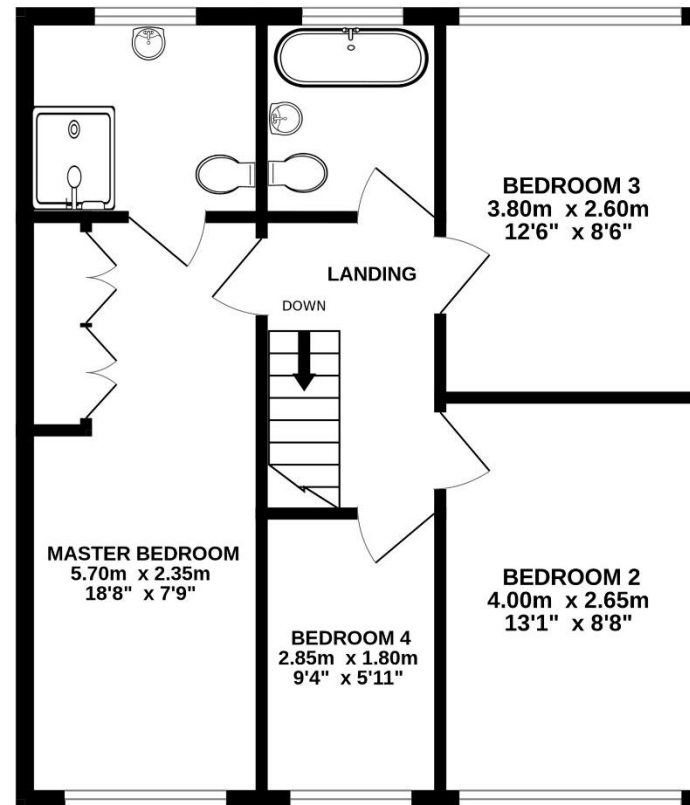
We advise potential purchasers to speak to Financial Associates to discuss their financial requirements. Call us for further information.

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.



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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