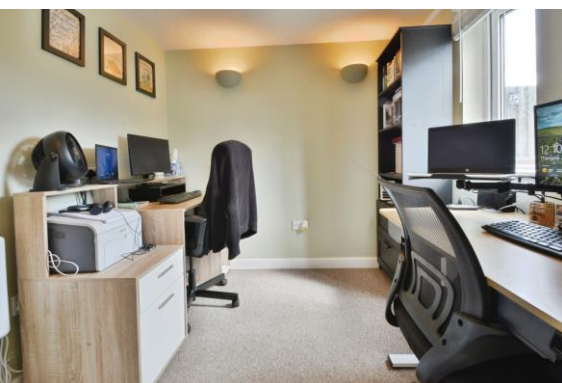






4 Drift Way, Cirencester, Gloucestershire.

Directions

Please use the postcode GL7 1WF or call the office at any time for detailed directions from your location.

In short

Extended and well presented three bedroom home in this popular residential area with easy access to many local amenities as well as the town centre. Highlights include an open plan kitchen/dining/family space, a home office, and useful utility and downstairs cloakroom. There is driveway parking, a storage garage and gardens that have been landscaped with ease of maintenance in mind.

Step inside

The property is accessed via the entrance hall with stairs leading to the first floor. A door to the left leads into the good size living room which has useful built in storage. The kitchen spans the full width of the property and boasts a range of storage and appliance space. It is open to the dining/family area with double doors leading out to the garden. A useful utility also provides further storage and appliance space, as well as another access to the garden. The ground floor is completed by a useful cloakroom with wc and wash hand basin.

To the first floor are three good sized bedrooms, the master of which has built in wardrobes and storage cupboard. The landing has an airing cupboard and a hatch providing access to the loft. The family bathroom is fitted with a suite comprising bath with shower over, wc, and wash hand basin.

There is a useful home office behind the storage garage. This insulated room has a window overlooking the garden and makes an ideal year round home office, or could be suitable for many other uses as required.

Step outside

The property is set on a good size plot with gardens to the front and rear that are landscaped with ease of maintenance in mind.

To the front is driveway parking for several vehicles which leads to the garage. There is an area of garden which is laid with artificial grass, space for a storage shed, and enclosed by hedging.

There is gated access to the rear garden which is mostly enclosed by fencing and is laid to patio, artificial grass, and decking.

The garage has an up and over door to the front and a pedestrian door into the garden. It has been reduced in size by the creation of the useful home office but still has plenty of space for storage.

Location

The property is located in a quiet close, in a popular residential area of similar properties. It is convenient for many local amenities as well as providing easy access to the centre of this desirable town and the road network beyond.

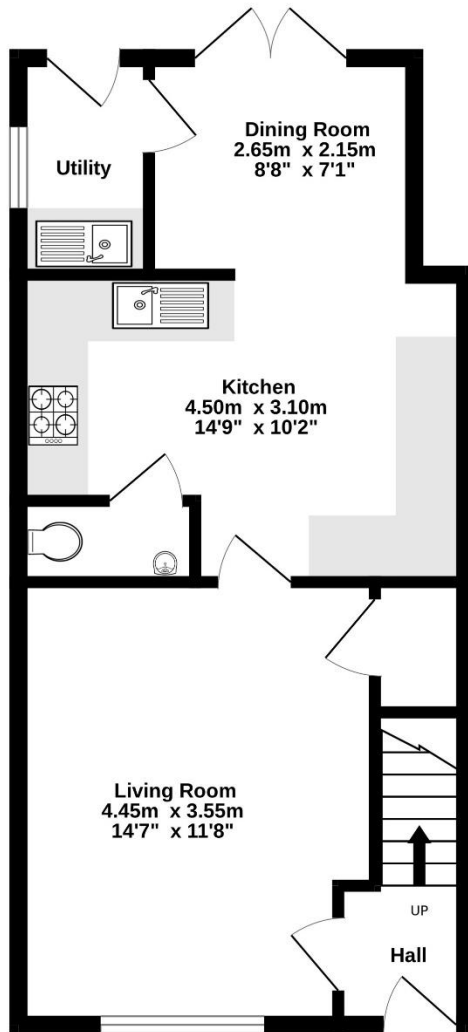
Viewing

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

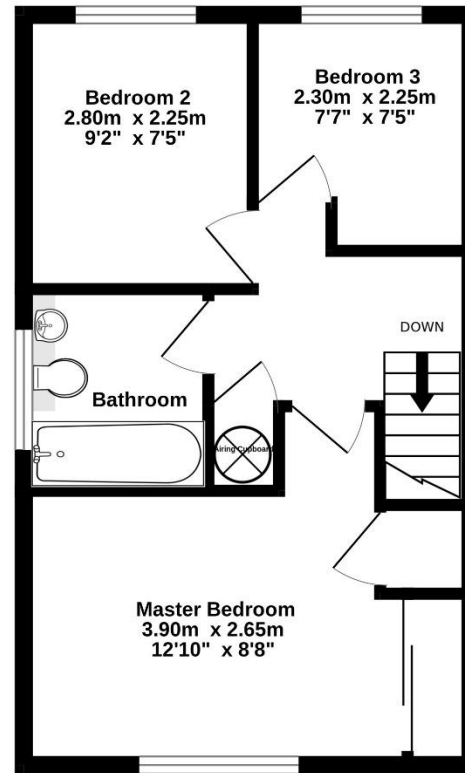
Agents note

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.

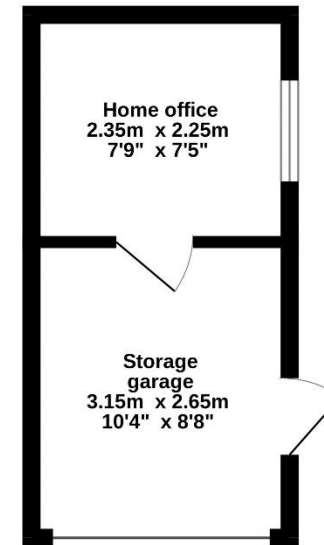
GROUND FLOOR



1ST FLOOR



GARAGE



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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