





15 Sivewright Way,
Cirencester, Gloucestershire.

Directions

Please use the postcode GL7 0AB or call the office at any time for detailed directions from your location.

Summary

Situated on this exclusive development, is this exceptionally well presented, and energy efficient, modern home. The accommodation includes a large living room, dining area with double doors to the garden, well equipped kitchen, separate utility and downstairs cloakroom. To the first floor is a master bedroom suite with dressing area and ensuite, two further bedrooms, family bathroom, and galleried landing with study area. Further benefits include a westerly facing garden enclosed by Cotswold stone walling, and driveway parking with an electric charger point. It enjoys a superb location with easy access to the many amenities of this popular town, as well as the surrounding Cotswold countryside, and the road and rail network.

Step inside

A storm porch leads through to a welcoming, central, entrance hall with stairs leading to the first floor and a useful storage cupboard below. To the right is the large, dual aspect living room. To the left is the spacious kitchen/dining room. The kitchen area is fitted with a range of storage and appliances, whilst the dining area has plenty of room for a table and double doors leading out to the garden. A utility offers further storage and appliance space as well as access to the downstairs cloakroom which is fitted with a wc and wash hand basin.

The first floor galleried landing has a feature window to the front and a nook suitable for a small study or reading area. The large master bedroom suite has a dressing room with built in wardrobe, as well as further built in furniture, and an ensuite fitted with a large shower cubicle, wc, and wash hand basin. There are two further bedrooms and a family bathroom fitted with a suite comprising bath with shower over, wc, and wash hand basin.

Step outside

To the front of the property is an area of green with door leading to the front door. There is gated access to the westerly facing garden which is predominantly laid to lawn with an area of patio adjoining the house, and it is mostly enclosed by a Cotswold stone wall. There is gated access to the drive which provides parking for two vehicles as well as an electric charging port.

Area insight

The property forms part of this exclusive development on the edge of Cirencester. It has large areas of green and is close to the neighbouring countryside. Despite this open and rural feel, it remains convenient for local amenities, the town centre, and the local road and rail network.

Viewing

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

Additional services

As a local family business, we have built relationships with many other local companies and are therefore happy to provide referrals for conveyancing, financial advisor, contractors, and anything else you may require.

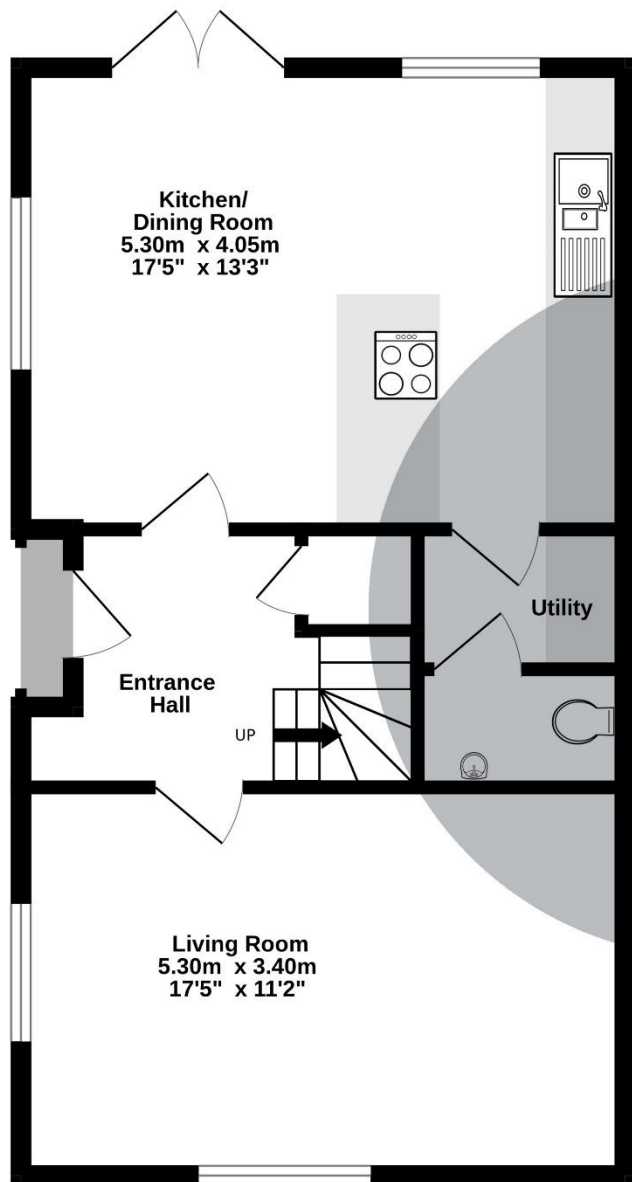
Agents Note

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.

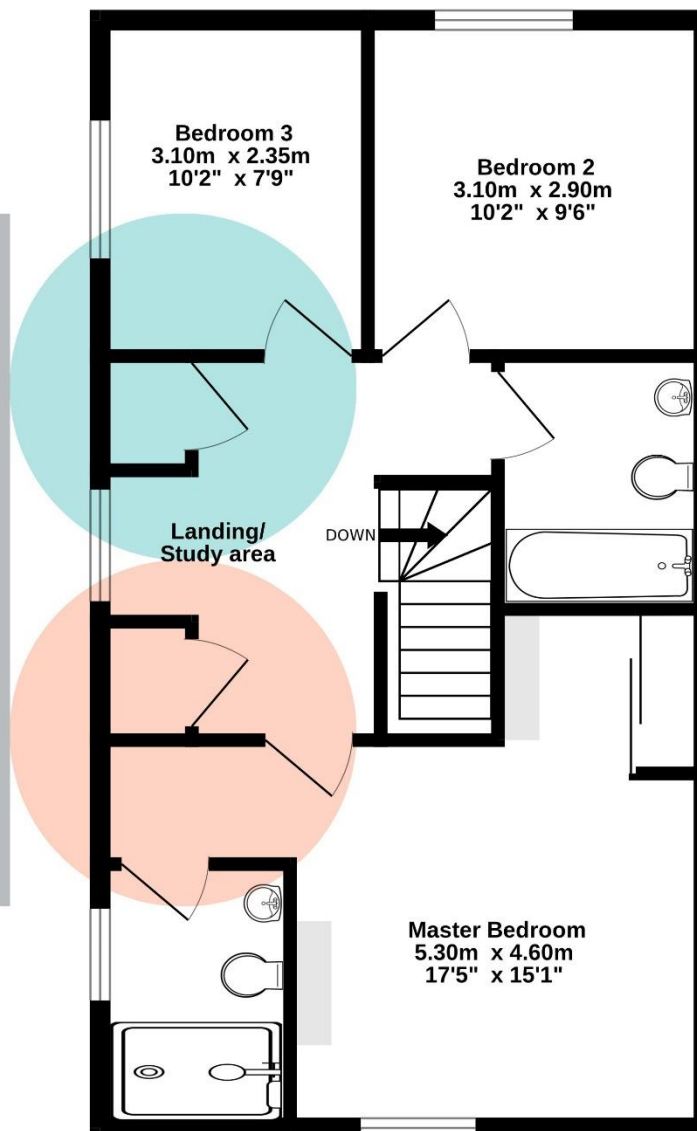
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GROUND FLOOR



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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