



Connells

Hallsfield
Cricklade Swindon



Property Description

NO ONWARD CHAIN Positioned in the idyllic village of Cricklade on the edge of the Cotswolds this superb four bedroom extended detached family home is the perfect property for someone looking to potentially extend this further and put your own stamp (STPP). The property is positioned well for local schools, leisure centre and other amenities. This well-presented modern home offers entrance hall, open plan kitchen/diner, lounge and bedroom four with ensuite on the ground floor accommodation. The first floor accommodation has three great sized bedrooms with ensuite to bedroom one and a separate family bathroom. Externally the accommodation has a good sized garden with access to garden room/ office perfect for working from home, garage and driveway parking with the boundaries of the property available for further parking to the side of the property.

Ground Floor Accommodation Entrance Porch

Double glazed door to the front. Access to the lounge.

Lounge

19' 1" x 12' 11" (5.82m x 3.94m)

Double glazed window to the front aspect. Double glazed French doors to the rear garden. Two doors accessing the kitchen diner. Stairs rising to the first floor accommodation.

Kitchen/ Diner

25' 9" x 8' 1" (7.85m x 2.46m)

Double glazed window to the rear aspect. Fully fitted kitchen with a range of base and wall mounted units comprising of cupboards and drawers. Integrated fridge, four ring gas hob, cooker hood and oven. Space and plumbing for washing machine. Fully tiled to water sensitive areas.

Bedroom Four

12' x 5' 4" (3.66m x 1.63m)

Double glazed window to the front aspect. Access to ensuite.

Ensuite

Obscure double glazed window to the rear aspect. Three piece suite comprising of Low Level WC, wash hand basin and separate shower. Radiator.

First Floor Accommodation First Floor Landing

Access to three bedrooms and family bathroom.

Bedroom One

9' 7" x 9' 6" (2.92m x 2.90m)

Double glazed window to the rear aspect. Built-in-wardrobe. Radiator.

Ensuite

Obscure double glazed window to the rear aspect. Three piece suite comprising of Low Level WC, separate shower and pedestal wash hand basin

Bedroom Two

12' 1" MAX narrowing to 11' 6" x 9' (3.68m MAX narrowing to 3.51m x 2.74m)

Double glazed window to the front aspect. Built-in-wardrobe. Radiator.

Bedroom Three

9' 6" MAX narrowing to 6' 8" x 6' 3" (2.90m MAX narrowing to 2.03m x 1.91m)

Double glazed window to the rear aspect. Radiator.

Bathroom

Obscure double glazed window to the rear aspect. Three piece suite comprising of pedestal wash hand basin, Low Level WC and panelled bath with shower over. Tiled splash back to water sensitive areas.

External Features

Garden

Fenced boundaries. Mainly laid to lawn. Trees. Access to garden room/ home office. Decking to the rear.

Garden Room/Office

8' 6" x 8' 1" (2.59m x 2.46m)

Double glazed door to the side aspect. Electricity. Fuse box. Roof replaced in 2020.

Parking

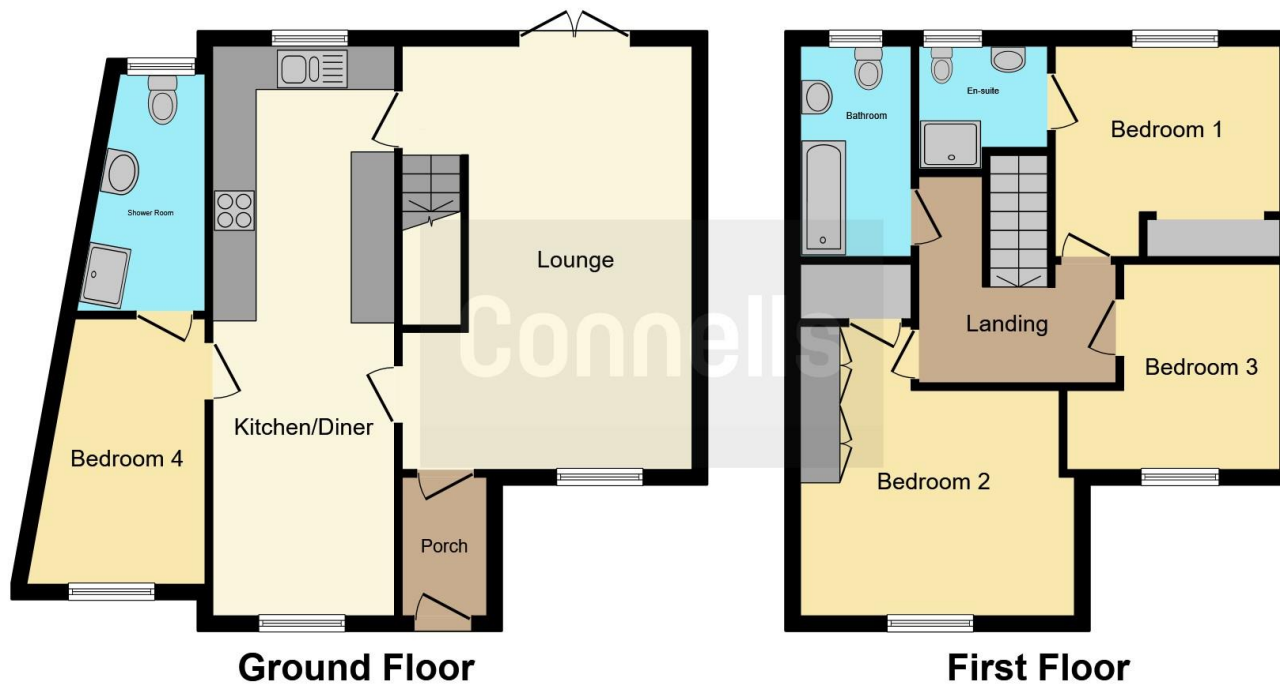
Driveway parking to the front of the property, with additional availability for parking on the boundary.

Garage

15' 9" x 7' 8" (4.80m x 2.34m)

Up and over door. Power.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01793 708050
E swindonnorth@connells.co.uk

Unit B11 North Swindon District Centre Thamesdown Drive
 SWINDON SN25 4AN

EPC Rating: C

view this property online connells.co.uk/Property/SDN311243

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SDN311243 - 0004