



3 Morestall Drive, Cirencester, Gloucestershire, GL7 1TF
Chain Free £535,000

Cain & Fuller

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Number 3 Morestall Drive offers a superb opportunity to purchase a detached and flexible family home located in an established cul-de-sac position on the edge of Cirencester town close to a wide range of amenities and facilities including primary and secondary schools, tertiary college, hospital, doctor's surgery and a range of shops including a post office. In recent years the present vendors have refurbished and improved the family accommodation to present the house to an excellent standard. The ground floor boasts a selection of reception space focused around a dual aspect open fireplace, a pleasing and attractive feature. Both reception areas have double doors leading to a large and secluded rear garden, ideal access for the family. To the front of the house there is a good sized and well fitted kitchen/dining/family room with ample space for dining table and utilities section with back door to garden. To the first floor there are four family sized bedrooms with an excellent range of storage. The master suite benefiting from an en-suite shower room and a recessed walk-in dressing room with built-in storage. A modern contemporary family bathroom services the remaining bedrooms. The property boasts a gas fired central heating system which is complemented by double glazed windows. Externally there is a good sized driveway with parking in front of the integral single garage. The front garden is well tended with gated access to both sides to the rear garden. The rear garden offers a secluded and secure environment for young children or small animals with a large lawned area and established patio to the rear of the house. Flower borders and specimen trees give a high degree of seclusion to this pleasant outside space. We urge early viewing of this family home.

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Cirencester

Cirencester is an historic Roman town which became an important centre for the wool trade in medieval times. Today it is a thriving market town. The property occupies a desirable situation. Shopping in Cirencester is highly regarded, off the main streets there are many interesting back lanes with specialist shops, particularly Black Jack Street. On the outskirts of the town are two supermarkets (Waitrose and Tesco) as well as a Hospital. A new Leisure Centre was opened in 2006 and one of the oldest open-air pools in the country is a short walk. A gate to the 2500 acre Cirencester Park, belonging to the Bathurst family and open during the day, is also a short walk off Cecily Hill. Many concerts are given in the Church and there are talented local choirs and amateur dramatic groups. Within about half an hour's drive are the towns of Cheltenham, Gloucester and Swindon. Bath, Oxford and Stratford are about an hour by car, with superb cultural and recreational facilities. Private and State schools in the area are excellent, such as Beaudesert, Deer Park, Kingshill, Prior Park, Rendcomb and Hatherop Castle.

Kemble airfield has facilities for small aircraft and Aston Down is a gliding centre. Cirencester has had a golf course for over 100 years and others are at Minchinhampton, Burford and Naunton. Superb horse racing takes place at Cheltenham, as well as at meetings at Newbury and Bath. Sailing is available on the lakes between Cirencester and Swindon.

Amenities

Morestall Drive is in a much sought-after location due to its proximity to the town centre which is within walking distance. Cirencester is deservedly known as the "Capital of the Cotswolds" and is extremely accessible, being at the intersection of the Fosse Way and Ermin Way. The latter provides virtual dual carriage access to both the M4 at Swindon and the M5 at Gloucester/Cheltenham. There is a fast and regular Great Western Train service from Kemble (about 3.5 miles) to London Paddington which takes approximately 75 minutes with stops at Swindon, Didcot and Reading.'

Outside

An established garden to the front of the property laid to lawn with boarding flowerbeds and specimen trees. The driveway gives parking in front of the single integral garage and the garden has side gated access to the rear garden. The rear garden is a great aspect of the house being of a generous size with lawn and established patio area, fully enclosed and creating a safe and secure environment for small animals or young children. There is a good selection of established specimen trees and side gated access to both sides of the property and front garden.

EPC

C rating

Council tax

Band E

Viewing

Through Cain and Fuller in Cirencester

Broadband and mobile

We recommend purchasers to go to Ofcom for information on broadband and mobile reception

Agents note

These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise.

Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.

Please discuss with us any aspects which are particularly important to you before travelling to view this property.

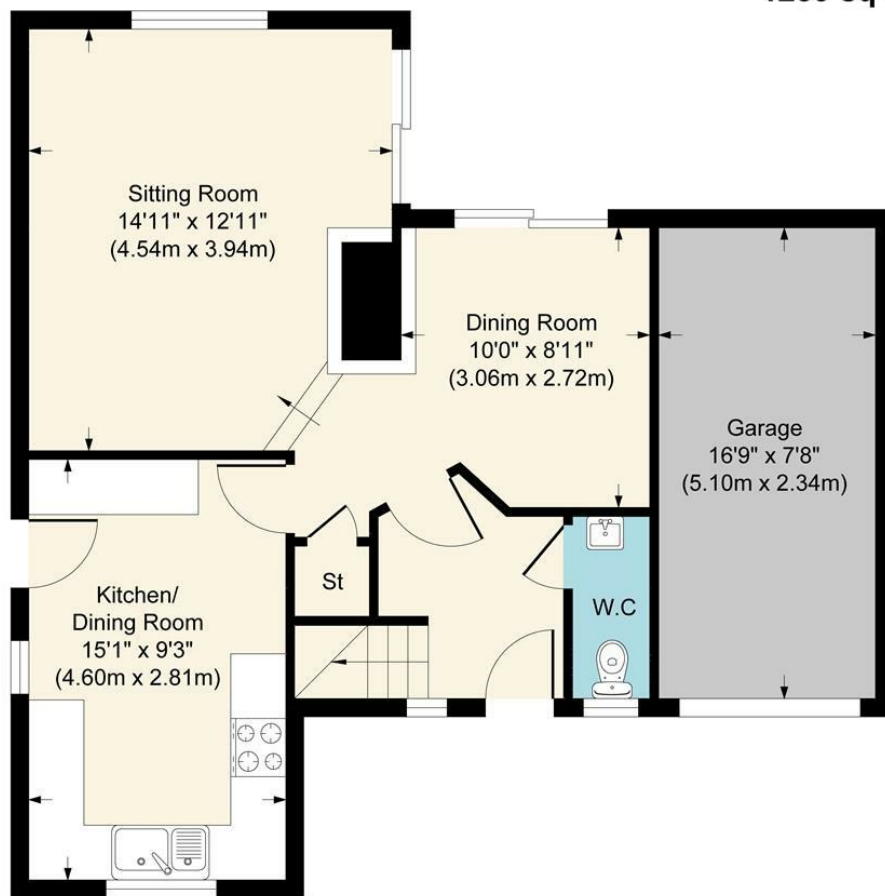
Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of

identification documents no later than where a purchaser's offer is informally accepted by the seller.

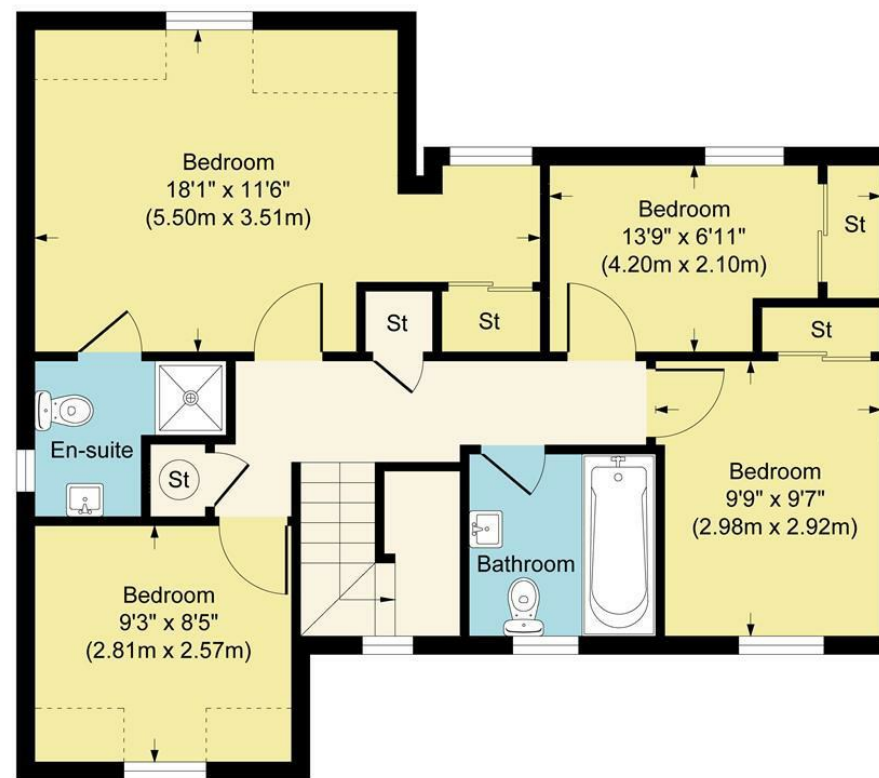




**Approximate Gross Internal Area
1259 sq ft - 117 sq m**



Ground Floor



First Floor

Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.