



15 Sivewright Way, Cirencester, Gloucestershire, GL7 0AB
Chain Free £495,000

Cain & Fuller

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CHAIN FREE! Set within the newly built and well-regarded 'The Steading' development, just a mile from Cirencester town centre, this well-proportioned three- double bedroom home is offered for sale chain free. Positioned on a generous and private plot, the property boasts a larger-than-average, SOUTH FACING garden with parking spaces for two cars and an EV charging point. The accommodation benefits from light and airy living space with a superb Kitchen/Dining/Family room extensively fitted with a superb arrange of storage and selection of quality appliances with a large family breakfast/bar. The dining and family space opens directly onto the southerly facing secluded family garden ideal for the growing family. To the front of the house a large lounge with aspect picture windows, the ground floor also boasts a utility room and downstairs cloak room. To the first floor there are three double bedrooms the master with an En-suite shower room and a selection of storage. The property is warmed through by an efficient Air source pump system which is complemented by double glazed windows creating an efficient and pleasing living space. We urge early viewing of this high specification family home !

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Amenities

Sivewright Way 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

The property enjoys a central position within the development, with open green spaces to the front and sides providing a light and airy feel. The enclosed rear garden has been landscaped with lawn and patio areas and benefits from a private south-westerly aspect—perfect for outdoor dining and relaxation. Gated rear access leads directly to two allocated side-by-side parking spaces, one with an electric car charging point.

Viewing

Through Cain and Fuller in Cirencester

Council Tax

Band D

EPC

B rating

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.





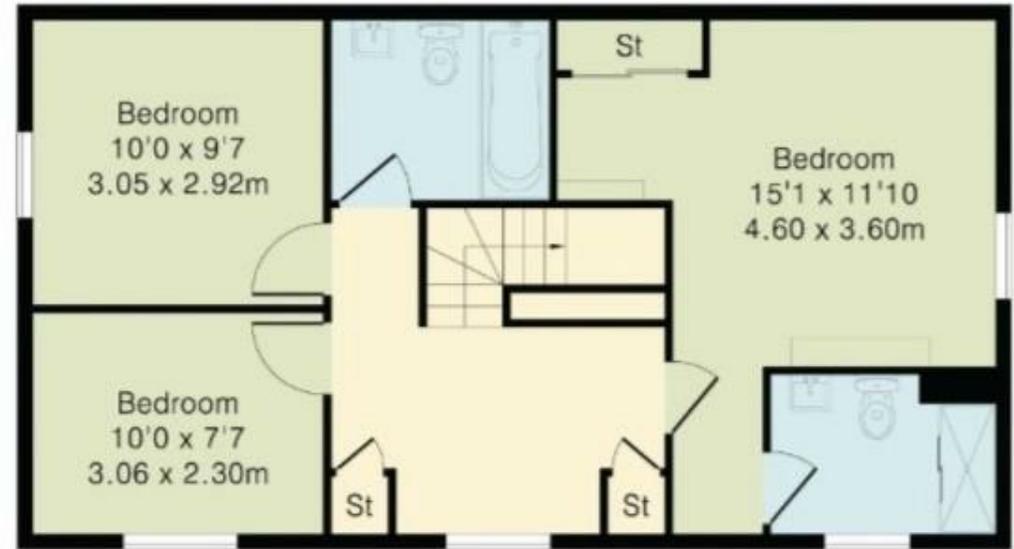
Approximate Gross Internal Area 1151 sq ft - 107 sq m

Ground Floor Area 570 sq ft – 53 sq m

First Floor Area 581 sq ft – 54 sq m



Ground Floor



First Floor

