



39 Peckham Walk, Cirencester, Gloucestershire.

Directions

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

Summary

A beautifully presented two bedroom home, tucked within a desirable modern development and enjoying a particularly pleasant position with pedestrian frontage towards the green walkway and nearby park. The property offers stylish, well-balanced accommodation, a private enclosed garden, cloakroom, two good bedrooms and the rare bonus of a double car port, making it a superb home for first-time buyers, downsizers or anyone wanting a smart, low-maintenance home in a convenient setting.

Step inside

The entrance hall gives a welcoming first impression and provides access to the kitchen, cloakroom, storage cupboard, and main living space.

The kitchen is modern and well arranged, with a good range of fitted storage, worktop space and appliance space. It sits separately from the main reception room, which works well for day-to-day living and keeps the layout feeling practical. To the rear, the living room is a lovely size and has been stylishly finished, with space for both relaxing and dining. French doors open directly onto the garden, bringing in plenty of natural light and creating an easy connection between the indoor and outdoor space.

Upstairs, the main bedroom sits to the front and includes a walk-in wardrobe, while the second bedroom is another generous room, ideal as a child's room, guest bedroom or home office. The bathroom is fitted with a modern white suite, including a bath with shower over.

Step outside

The garden is a real asset to the property, being private, enclosed and nicely arranged for low-maintenance enjoyment with gated access for convenience. There is a lawned area, raised planting,

useful paved sections and space for outdoor seating, giving enough room to enjoy without becoming too much to manage.

To the front, the property enjoys a lovely position with pedestrian access rather than immediately facing a road, with green space and a walkway leading towards the nearby park. This gives the home a softer, more open feel than many houses on modern developments.

Another standout feature is the double car port, providing covered parking for two vehicles, a rare and very useful bonus for a two bedroom home.

Area insight

Kingshill Meadow is a popular modern development on the edge of Cirencester, well placed for everyday convenience and easy access into town. Large supermarkets are close by, making the practical side of life wonderfully straightforward, while Cirencester's shops, cafes, schools, parks and historic town centre are all within walking distance.

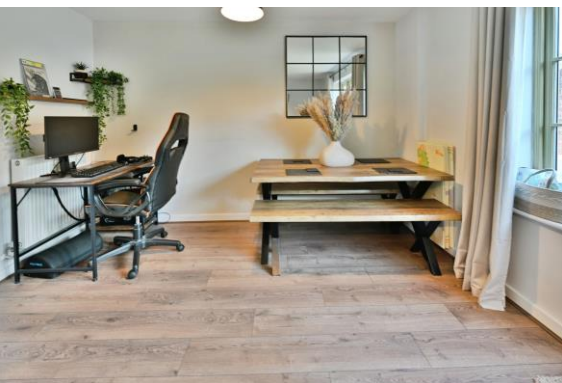
It is also a great spot for commuters, with quick access to the A417, A419 and wider road network, making this a strong fit for first-time buyers, downsizers, or anyone wanting a smart, easy-to-live-in home in a well-connected Cirencester setting.

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

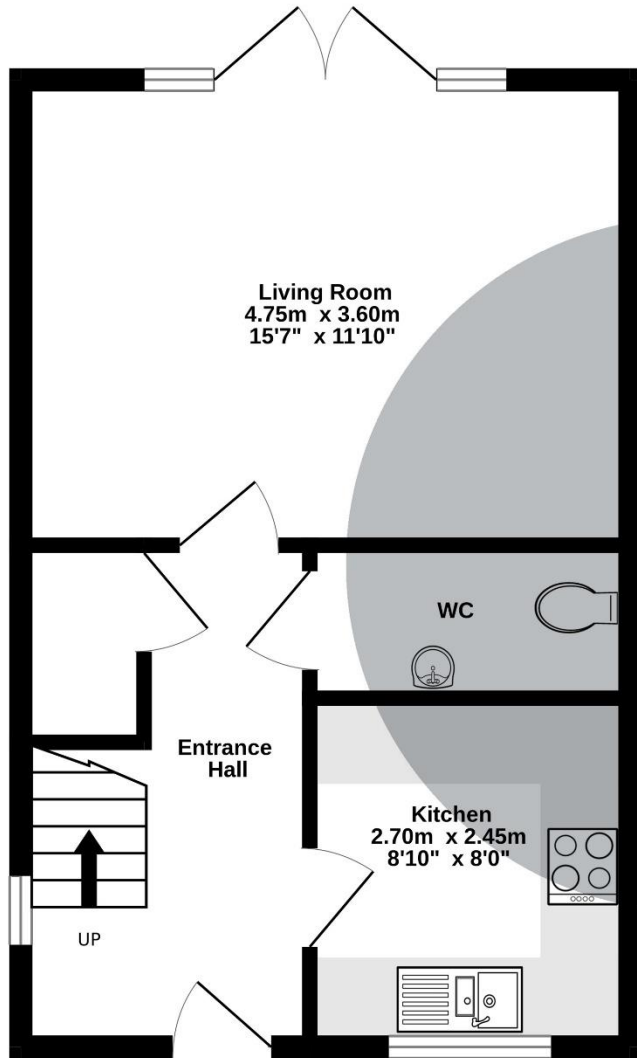
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor have we tested any services, appliances or any specific fittings at the property. Room sizes should not be relied upon for carpets and furnishings.



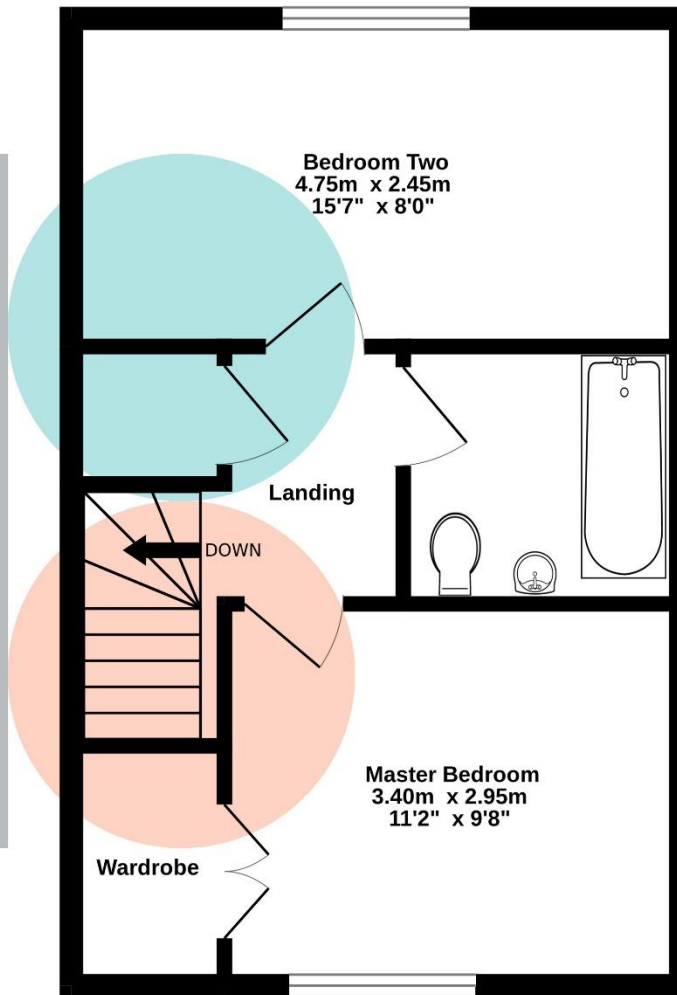
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GROUND FLOOR



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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