



Fairfax Close, Cirencester, Gloucestershire.

Offers in Excess of £290,000



3 Fairfax Close, Cirencester, Gloucestershire.

Directions

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

Summary

A surprisingly spacious four bedroom home in an established Cirencester setting, offering far more accommodation than first appearances might suggest. With a large kitchen/breakfast room, generous living room, ground floor master bedroom suite with wet room, three further bedrooms, gardens to the front and rear, and driveway parking, this is a practical and flexible home with real day-to-day ease.

Step inside

The entrance hall gives a practical first impression, with stairs rising to the first floor, an understairs cupboard and direct access into the kitchen/breakfast room.

The kitchen/breakfast room is a real strength of the home, offering a good range of storage and appliance space, along with plenty of room for a large dining table. It is an easy, sociable space that works well for everyday family life, with the fitted kitchen at one end and the dining area making the most of the generous proportions.

A rear lobby adds useful additional storage and provides access out to the garden, as well as leading through to the living room. This is another well proportioned room, comfortable, practical and nicely separate from the kitchen/breakfast space.

A particular feature of the layout is the ground floor master bedroom suite. This provides a good size double bedroom with an ensuite wet room, giving the home a level of flexibility that is not always easy to find. It could suit multi-generational living, guests, those wanting ground floor accommodation, or simply anyone looking for a more adaptable layout.

To the first floor are three further bedrooms, two of which benefit from built-in storage. A separate WC and bathroom complete the first floor, making the house particularly practical for family use.

Step outside

The property benefits from gardens to both the front and rear. The front garden gives the home a pleasant approach, while the rear garden provides an enclosed outside space with room to sit, plant and enjoy. There is also driveway parking, adding further day-to-day convenience.

Area insight

The property sits within an established residential area of Cirencester, well placed for access to local amenities, schools, open green space and the wider town. Cirencester itself remains one of the Cotswolds' most desirable market towns, combining everyday practicality with real character. The town centre offers a strong mix of independent shops, cafés, restaurants, supermarkets and leisure facilities, while Cirencester Park and the surrounding countryside provide fantastic opportunities for walking and outdoor life.

The location also works well for those needing to travel, with access to nearby road links and Kemble Station providing direct rail services to London Paddington.

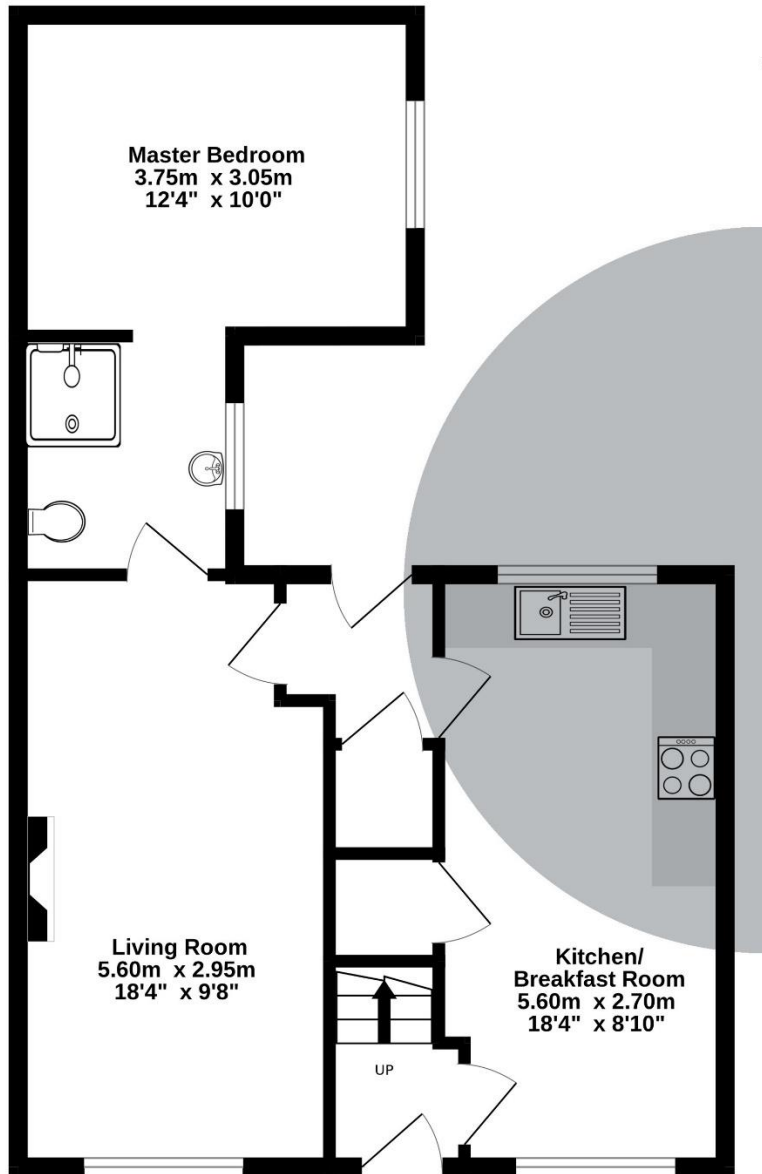
Additional services

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.

GROUND 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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