



The Forty, Cricklade, Wiltshire.

Offers in Excess of £325,000 Freehold



11b The Forty, Cricklade, Wiltshire.

Directions

Please use the postcode SN6 6HW or call the office at any time for detailed directions from your location.

Summary

A home that gets a lot right before you have even stepped inside. Set in a quiet lane, within a small and select Linden-built development of just ten homes, this attractive three bedroom property is only a short walk from Cricklade High Street. Whilst it would now benefit from some small cosmetic improvement, with a generous kitchen/breakfast room, conservatory, en-suite main bedroom, private garden, car port and parking, the fundamentals are all firmly in place.

Step inside

The property is entered via a welcoming entrance hall, with stairs rising to the first floor, a useful storage cupboard and a cloakroom with WC and wash hand basin. The living room sits to the front of the house and is a comfortable, dual aspect space with an electric effect fire providing a focal point. To the rear, the kitchen/breakfast room offers a good range of fitted storage, worktop space and integrated appliances, with room for dining and day-to-day family life.

From here, doors open into the conservatory, which adds a useful extra reception space and works well as a garden room, playroom, dining area or quiet spot to sit with a coffee. It also helps connect the house nicely with the rear garden.

Upstairs, the landing leads to three bedrooms and the family bathroom. The main bedroom benefits from built-in wardrobes and its own en-suite shower room, while the remaining bedrooms offer flexibility for children, guests, dressing space or working from home. The family bathroom is fitted with a white suite, including a bath with shower over, WC and wash hand basin.

Step outside

To the rear, the property enjoys a private enclosed garden with a southerly aspect, offering a mix of lawn and patio. It is a manageable space, but still gives enough room to sit out, entertain or enjoy a bit of sunshine when it appears.

A rear gate provides access to the car port and allocated parking, which is a real practical advantage. There is also additional garden space to the front

and side, giving the property a little more breathing room than some modern homes.

Areas insight

Carpenters is a small and select development of just ten Linden-built homes, set on a quiet lane on the edge of Cricklade but very well placed for a short walk into the High Street. It offers a practical balance of modern living and manageable outside space.

Cricklade is a popular Saxon town with a strong community feel, a good range of everyday amenities, pubs, cafes, independent shops, primary school and access to lovely local walks. It is well placed between Cirencester and Swindon, with good access to the A419 and wider road network, making it a convenient option for buyers who want a town setting without losing easy links further afield.

Viewing

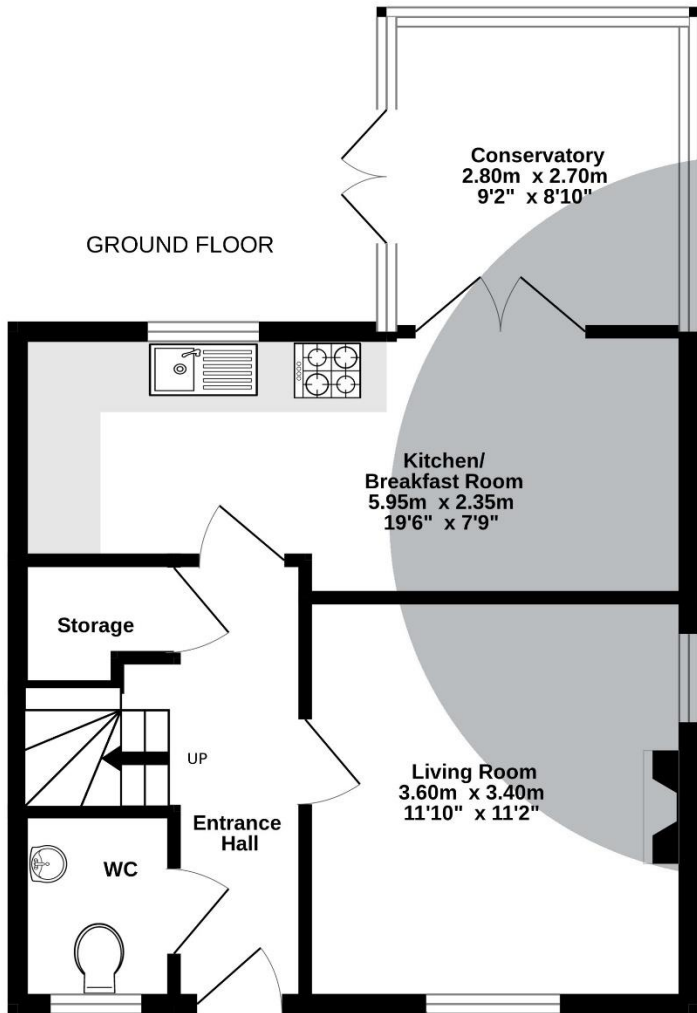
Viewing is available by appointment 7 days a week. Please call your local office to arrange.

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.



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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