Pittsfield, Cricklade, Wiltshire.

£370,000 Freehold

47 Pittsfield,
Cricklade, Wiltshire.

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

Summary
A well-presented three bedroom home, set at the end of a quiet close in the popular Pittsfield area of Cricklade. With generous parking, an enclosed low-maintenance garden and a superb garden room with roof lantern and bi-folding doors, this is a home that offers easy everyday living with a little extra sparkle. A great fit for family life, first time buyers, or anyone wanting practical space in a well-connected town.

Step inside
The property is entered via a welcoming entrance hall, with stairs rising to the first floor and a door leading into the main living room.
The living room is a comfortable and well-proportioned reception space, with a large front window helping to bring in plenty of natural light. It opens through to the dining area, creating a sociable layout that works well for family life, entertaining, or simply keeping an eye on everything while day-to-day life carries on around you.
The kitchen is fitted with a range of storage and appliance space and sits conveniently off the dining area. From here, a door leads into a useful rear lobby, which provides access to the garden, utility area, downstairs WC and garage.
A real feature of the ground floor is the garden room. With a glazed roof lantern, tiled floor and bi-folding doors opening directly onto the garden, this is a wonderfully bright additional reception space. It could work as a playroom, sitting room, home office, hobby room, or simply somewhere to enjoy a bit of quiet away from the main living space.
To the first floor are three bedrooms, all of which are good usable rooms. Built-in storage adds useful practicality, while the bathroom is attractively finished with a bath, shower over, WC and wash hand basin.

Step outside
To the front, the property offers parking for several vehicles, a particularly useful feature for this style of home and a strong benefit for families or those with regular visitors.
The rear garden is enclosed and designed with low maintenance in mind, making it practical, usable and easy to enjoy. There is a paved seating area directly off the garden room, space for outdoor furniture, and a further gravelled section which lends itself well to play equipment, pots, storage or additional seating. Gated access adds further convenience, while the garage provides valuable storage or parking potential.

Area insight
Pittsfield is a popular and established residential area of Cricklade, well placed for access to the town's amenities while still feeling nicely tucked away. Cricklade itself is a charming and well-served Wiltshire town, with a strong community feel, independent shops, cafes, pubs, a leisure centre, schooling and pleasant walks nearby.
The location is also highly convenient for those needing wider connections, with Cirencester, Swindon and the Cotswold Water Park within easy reach. The town provides a brilliant balance of local facilities, countryside access and practical day-to-day convenience, which is exactly why homes in this part of Cricklade remain so consistently popular.

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.

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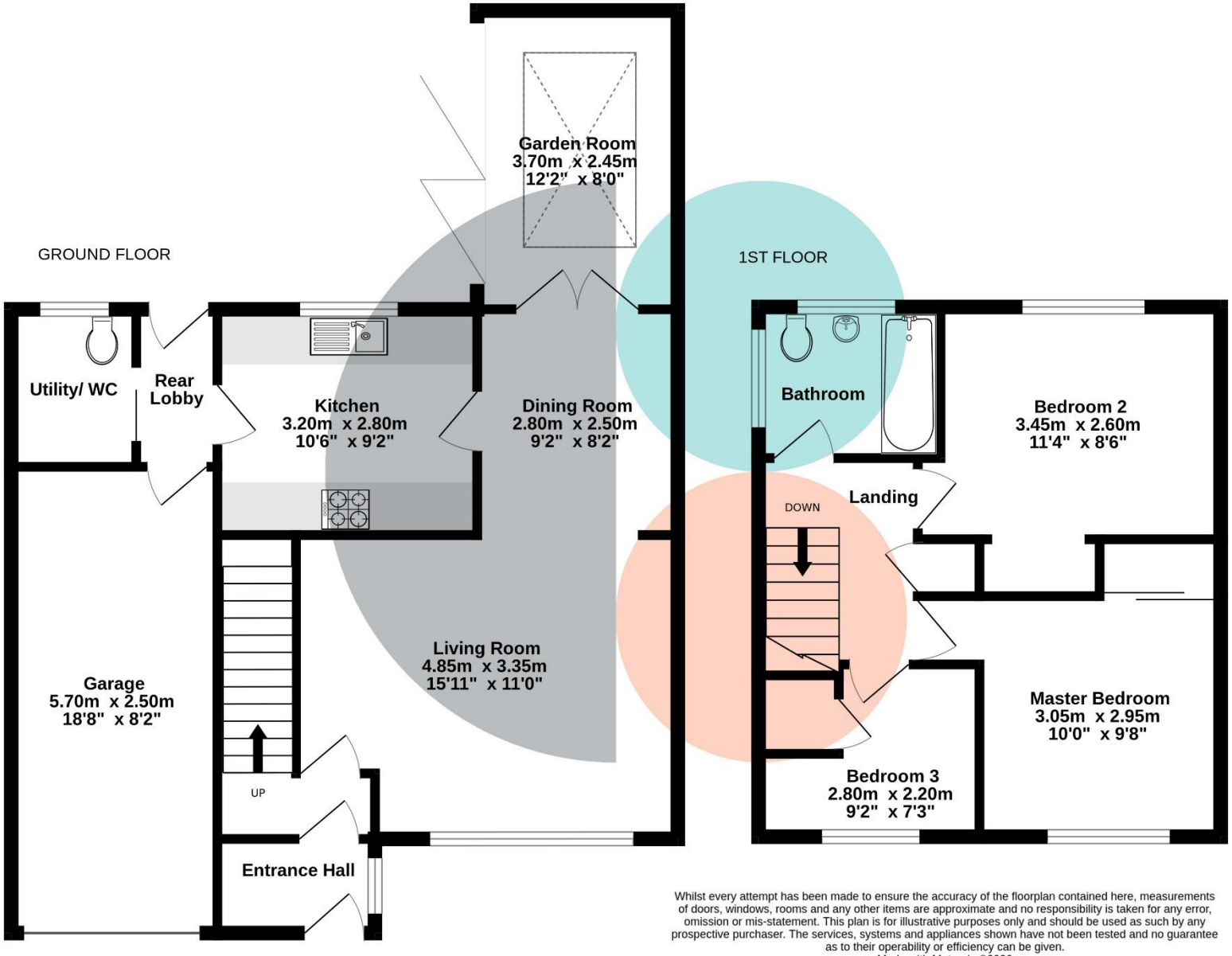

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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