



House - Detached

GARDNER WAY, CIRENCESTER, GL7 IZA

Offers In Excess Of

£480,000

FEATURES

- 4 bedrooms
- 3 modern bathrooms
- Open plan modern kitchen
- 1,432 sq ft of space
- Close to local amenities
- Easy access to transport
- Ideal family home
- Offered for sale with no onward chain.



CANNON ESTATES
SALES & LETTINGS

4 Bedroom House - Detached located in Cirencester

Kitchen / Living Area

18'2" x 15'11"

This elegant kitchen and living area offers a spacious and bright environment, with a contemporary layout that centres around a central island featuring a wooden worktop. The kitchen is fitted with sleek white cabinetry and modern appliances, including a built-in oven and a gas hob with an extractor fan. Large windows and a set of French doors open onto the garden, flooding the room with natural light and providing easy access to the outdoor space. The neutral flooring complements the light walls, creating a fresh and airy atmosphere.

Reception Room

10'7" x 14'6"

A well-proportioned reception room featuring a large bay window with traditional green framing that lets in plenty of daylight. The space is defined by neutral carpets and white walls, allowing ample scope for personal styling. The room's generous dimensions make it ideal for a formal living or dining area, with a welcoming and comfortable feel.

Rear Garden

A neatly maintained rear garden offers a private outdoor space with a well-kept lawn bordered by stone walls and mature planting. A paved patio area provides a perfect spot for outdoor seating or dining, with the garden enclosed by wooden fencing on either side for privacy. The garden is accessible directly from the kitchen living area through French doors, making it a natural extension for indoor-outdoor living.

Hallway

3'6" x 14'5"

This bright and welcoming hallway leads from the front door to the principal living spaces and staircase. It features neutral carpeting and white walls, creating a clean and airy feel. The hallway provides access to a convenient downstairs WC, and the natural light from adjacent rooms helps maintain an open and inviting atmosphere.

WC

3'1" x 5'5"

A functional downstairs WC with modern sanitaryware set against a simple backdrop of light tiling and white walls. This useful cloakroom offers convenience for guests and family alike, with a compact basin and WC beneath a window that lets in natural light.

Master Bedroom

10'11" x 18'8"

A light-filled bedroom situated on the top floor with sloping ceilings and built-in wardrobes along both side of half the room creating a dressing area, finished in white with mirrored doors. The neutral carpet and walls create a peaceful environment, with a Velux window bringing in plenty of daylight. An en-suite shower room is attached, featuring modern fixtures and tiling.

Master En-suite Bathroom

6'7" x 6'10"

The Master en-suite bathroom featuring a white suite with a shower enclosure, pedestal basin and WC. The room is light and fresh, with beige tiling and a Velux window in the sloping ceiling.

Bedroom 1

10'8" x 11'10"

The large bedroom is a spacious and bright room with a large bay window overlooking the front of the property, framed in classic green, which fills the space with natural light. Soft carpeting and neutral walls provide a calm and restful atmosphere. There is an en suite shower room, featuring modern tiling, offers privacy and convenience.

Bedroom 1 En-suite

4'5" x 7'2"

A white suite including a shower cubicle, basin and WC. The room features tiled walls and flooring. Adding additional privacy and convenience, to the bedroom.

Bedroom 2

10'7" x 12'5"

A double bedroom with a window that looks out over the garden, featuring neutral décor and carpeting. The room is well-sized and includes a built-in double wardrobe with mirrored doors, providing ample storage while maintaining a clean and uncluttered look.

Bedroom 3

8'10" x 7'6"

A comfortable bedroom with a single window, carpeted flooring, and neutral walls. This room offers versatility to serve as a bedroom, study or hobby space, with enough room to accommodate furniture comfortably.

Family Bathroom

7'1" x 5'5"

This family bathroom is well-appointed with a modern white suite comprising a bathtub with shower over, a pedestal basin and a WC. The room is finished with light tiling on the walls and floor, and a frosted window provides privacy and natural light.



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Council Tax Band

E



| Energy Efficiency Rating | | Current | Potential |
|---|--|----------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | 85 | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

