



North Hill Road, Cirencester, Gloucestershire.

Offers in Excess of £400,000



31 North Hill Road, Cirencester, Gloucestershire.

Directions

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

Summary

A substantially extended three bedroom bungalow tucked away towards the end of a quiet no-through road in Cirencester. Offering generous and flexible accommodation, including two large reception rooms, a conservatory, ensuite principal bedroom and useful loft room, it also sits on a good size plot with established gardens to the front and rear. A spacious home with plenty of scope to adapt as life changes.

Step inside

This is one of those homes where the accommodation is considerably more generous than the frontage might initially suggest.

The entrance hall provides a useful welcome, with storage close at hand and a separate cloakroom. From here, the accommodation opens into a particularly spacious layout with plenty of flexibility.

To one side is a large dining or family room, with double doors leading through to the conservatory and onwards to the garden. It is an easy space to imagine working equally well for family meals, entertaining or simply as an additional sitting room.

The kitchen sits centrally within the property and offers a good range of storage and appliance space. A smaller conservatory-style addition to the rear provides a useful utility area, with further appliance space and direct access outside.

There is also a second substantial reception room, currently arranged as the living room. Its proportions mean it could equally become an additional bedroom if a four-bedroom layout were preferred.

The principal bedroom benefits from its own ensuite shower room, while there are two further good size bedrooms and a family bathroom with both bath and separate shower.

One of the bedrooms also provides access, via a pull-down ladder, to a useful loft room with rooflights. Beyond this is further traditional loft storage, creating an area with plenty of practical use and future potential.

Step outside

The house sits on a generous plot with gardens to both the front and rear.

The front garden is mainly laid to lawn, enclosed by established hedging and softened by mature trees and planting, with a pathway leading to the front door and around to the rear. Behind the house, the garden offers a good amount of usable space with lawn, patio areas, mature planting and a garden shed. It feels private and established rather than overly manicured, with plenty of opportunity for somebody to make it their own.

Area insight

North Hill Road is well placed on the southern side of Cirencester, with straightforward access into the town centre and its excellent mix of independent shops, cafés, restaurants and everyday amenities.

Head in the opposite direction and you quickly reach Siddington and the surrounding countryside, giving the location a nice balance between town convenience and easy access to greener surroundings.

The property itself sits towards the end of a cul-de-sac, helping give it a quieter, more tucked-away feel while still keeping Cirencester close at hand

Viewing

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

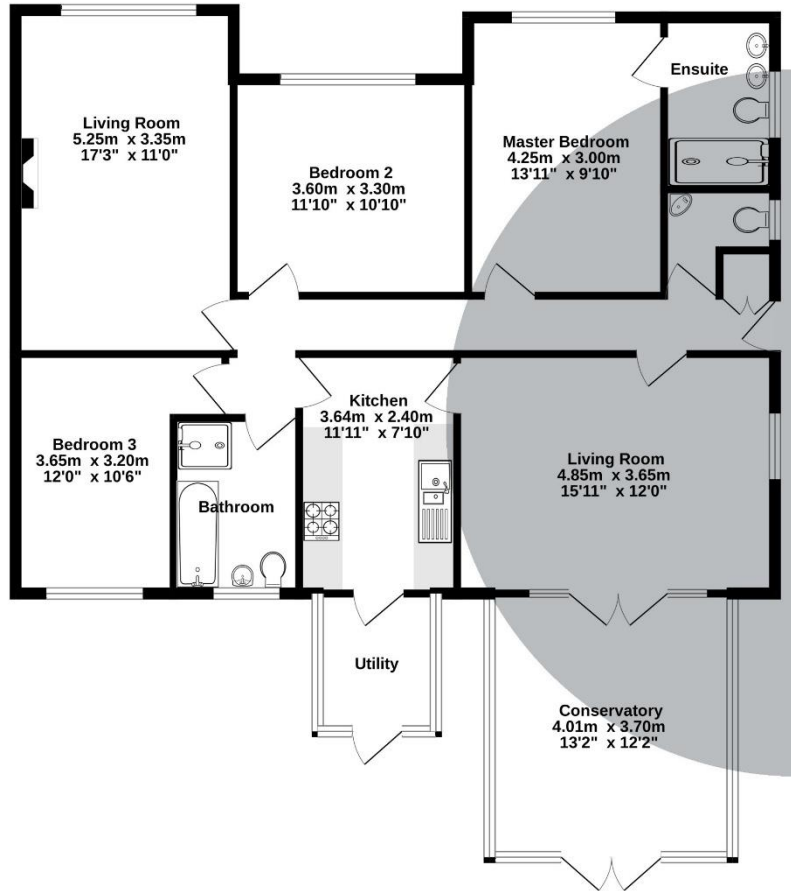
Additional services

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.

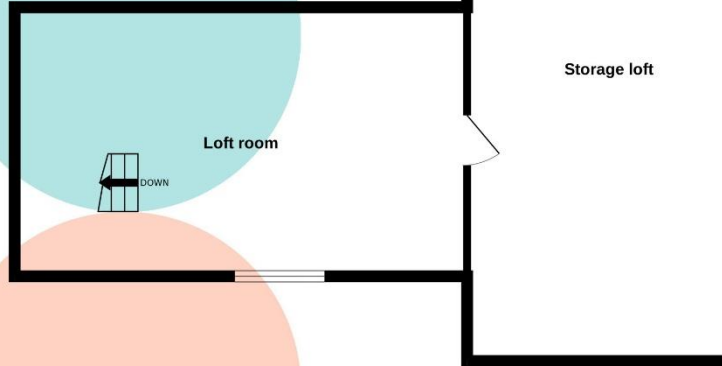
Agents Note

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.

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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