

Cranhams Lane, Cirencester, GL7 1UL



Reconstituted stone built detached house | Four bedrooms
Extended sitting room | Kitchen with island unit
Single garage and driveway parking | EPC D

£440,000

Cranhams Lane, Cirencester, GL7 1UL



4 Bedrooms



1 Bathroom



2 Receptions

A delightful, well-presented and extended four bedroom detached family home, occupying a pleasant position in this ever-popular area, being well-served by a wide range of amenities and facilities.

This attractive-looking home offers light, airy and well-proportioned accommodation over two floors, is approached into an entrance porch, which leads into the entrance hall, where there are stairs to the first floor. A door leads to the downstairs shower room, and the sitting room has an attractive fireplace with fitted coal-effect electric fire. The sitting room opens up into an extension, where there are doors leading to the rear garden. The dining room overlooks the front, has a tiled floor which extends through a large archway into the kitchen area, with a generous range of units, a breakfast island, integrated appliances and part-glazed door leading to the side.

At first floor level the landing leads to four well-proportioned bedrooms, all having fitted or built-in wardrobes. The family bathroom has a white suite with fitted storage cupboards and a shower over the bath.

Outside, a tarmac driveway provides parking and turning space and leads to a single garage with up-and-over door with workshop behind and a door into the rear garden. The front garden has a small lawn area, flower and shrub border. The rear garden is of a generous size, enclosed by fencing and offering a good degree of privacy. It is predominantly laid to lawn with various flower and shrub borders and three patio areas, offering several places to sit and relax.

Amenities

The market town of Cirencester is often referred to as the 'Capital of the Cotswolds'. It is ideally located with the M4, M5 and M40/A40, the mainline train station at Kemble and excellent bus and coach links all within easy reach.





Cirencester benefits from high street stores, independent specialist retailers, a weekly market and there are a number of delightful bistros, cafes, wine bars and public houses to suit all tastes. Cirencester also boasts a cottage hospital, a leisure centre and a lovely outdoor swimming pool. Nearby are golf, tennis, riding, football, rugby and cricket.

There are excellent primary and secondary state schools and a sixth form college campus. There are also good independent schools in the surrounding areas.

Directions

From our office in Cirencester bear right into Castle Street and at the end of the road bear left into Sheep Street, follow the road straight into Somerford Road. At the T junction go straight over and at the mini roundabout turn right into Cranhams Lane. Go past the two turnings for Alexander Drive and the property can be found on the left hand side.

Services & Tenure

We believe the property is served by mains electricity, gas, water and drainage. The vendor informs us that the Tenure is Freehold. Confirmation has been requested – please contact us for further details. The above should be verified by your Solicitor or Surveyor.

Local Authority

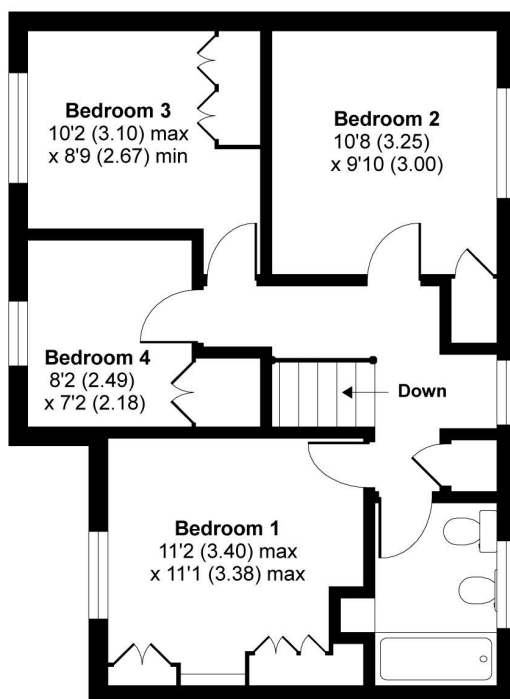
Cotswold District Council

Ref: CIR4044/MM/81022091

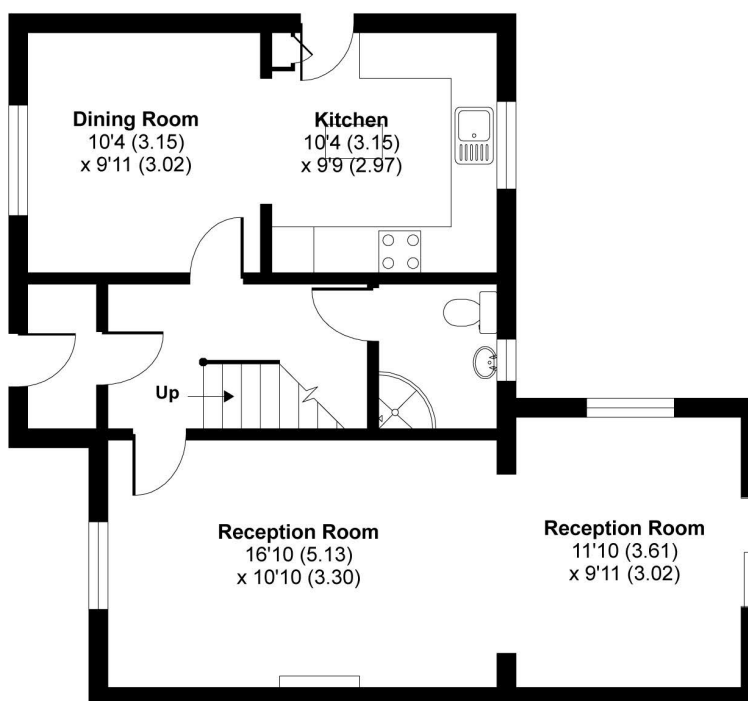


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APPROX. GROSS INTERNAL FLOOR AREA 1222 SQ FT 113.5 SQ METRES



FIRST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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