



- Detached Family Home
- Exclusive Small Development
- Modern & Extended Family Accommodation
- Three Receptions

1 Ermin Court, The Street, Latton, Cricklade, SN6 6DJ

Guide Price £455,000

An extended and improved Four Bedroom detached family home located in the much sought after parish of Latton nr Cricklade. This exclusive small development provides deceptively spacious accommodation, with improvements and a sympathetic extension to the rear. The ground floor accommodation has extensive versatility with four receptions, plus a modern cloakroom and suite. The first floor accommodation benefits from a galleried landing plus four well presented and proportioned bedrooms. The Master Bedroom boasts a contemporary En-Suite plus there is a modern and well positioned Family Bathroom. Outside Grounds and Gardens that are



Property Description

ENTRANCE PORCH

Sheltered porch leads to front door.

ENTRANCE HALLWAY

STUDY

7' 3" x 5' 11" (2.21m x 1.82m) uPVC double glazed window to the front elevation, wall mounted radiator.

FAMILY / GAMES ROOM

9' 10" x 8' 8" (3.00m x 2.66m) uPVC double glazed window to the front elevation, wall mounted radiator.

KITCHEN BREAKFAST ROOM

17' 7" x 10' 6" (5.37m x 3.21m) Well maintained and very well presented Kitchen with uPVC double glazed window to the rear elevation, a generous amount of work-surfacing to include a range of wall mounted base and drawer space units. Integral units to include, inset sink with mixer tap and drainer, gas hob and built in double oven. Space for a table. Utility are with plumbing for automatic washing machine & space for tumble dryer with matching worksurface over.

LIVING ROOM

15' 7" x 11' 7" (4.77m x 3.55m) Lovely room with feature fireplace and red brick surround with a feature log burner inset, deep pile carpet, with wall mounted radiators.

DINING ROOM

10' 0" x 11' 2" (3.05m x 3.41m) Triple aspect with uPVC double glazing to three elevations, wooden effect flooring. and wall mounted radiator.

CLOAKROOM

Newly Fitted suite comprising, fully tiled room with dual flush W.C. rectangular wash hand basin and vanity unit.





Under stairs storage recess an feature lighting. Wall mounted chrome effect heated towel rail.

STAIRWELL

with return and uPVC double glazed window to the side elevation, leading to galleried landing and the following.

MASTER BEDROOM

12' 6" x 9' 10" (3.82m x 3.02m) uPVC double glazed window to the rear elevation, wall mounted radiator, built in wardrobes with storage.

EN-SUITE SHOWER ROOM

Frosted uPVC double glazed window to the side elevation, shower cubicle with screen, dual flush W.C. wash hand basin.



BEDROOM TWO

12' 0" x 9' 3" (3.67m x 2.84m) uPVC double glazed window to the rear elevation, wall mounted radiator.

BEDROOM THREE

9' 10" x 8' 9" (3.02m x 2.69m) uPVC double glazed window to the front elevation, wall mounted radiator, built in storage cupboard.

BEDROOM FOUR

10' 2" x 7' 2" (3.11m x 2.19m) uPVC double glazed window to the front elevation, wall mounted radiator, built in storage cupboard.

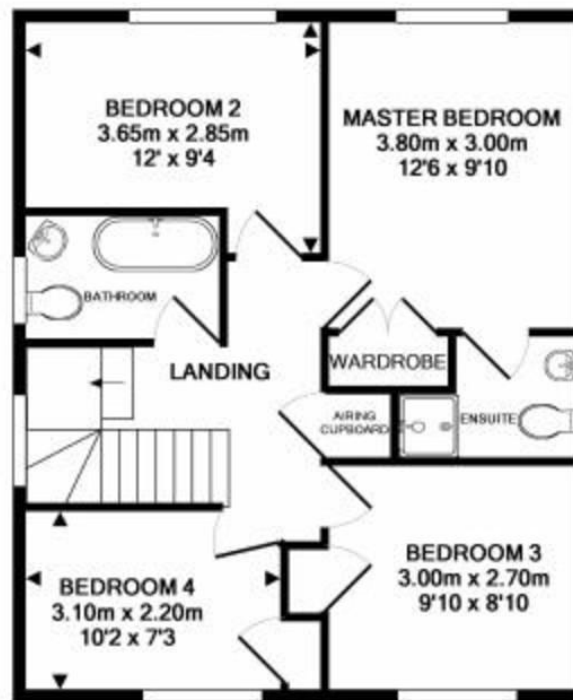


FAMILY BATHROOM

Frosted uPVC double glazed window to the side elevation, inset bath with part tiled walls, dual flush W.C. and pedestal wash hand basin. Wall mounted heated chrome effect towel rail. Tiled flooring.

OUTSIDE FRONT

Private front garden with central pathway leading to the



1ST FLOOR

front door. Mature lawn with mature trees and hedgerow. Side access to both elevations.

DRIVEWAY & DOUBLE GARAGE

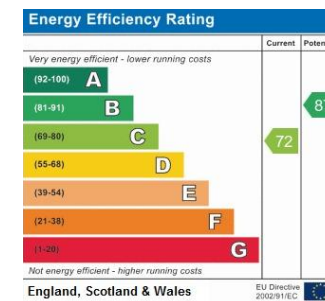
Sweeping gravelled private driveway leads to a detached Double Garage with Pitched roof. Open expanse including driveway and mature tended borders. Off road parking for numerous cars.

REAR GARDENS

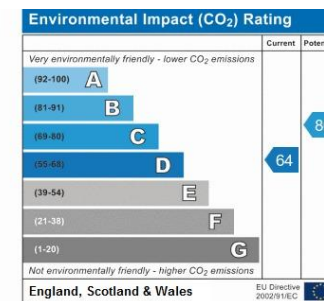
Enclosed and deceptively large rear garden with, side patio area and expanse of lawn bounded by fencing and conifers.

AGENTS NOTE

Please make sure PRIOR to setting out to view that an appointment has been confirmed for a viewing. McFarlane, Sales, Cricklade 01793 751 044



Reference: OECL



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