



4 Bedroom Detached Home Asking Price of £435,000

Branders, Cricklade, SN6

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# 4 Bedroom Detached Home

## Cricklade

- Four Bedroom Detached Home
- Sought After Position
- Well Presented and Maintained

A Four Bedroom Detached Home positioned at the head of this sought after Cul-de-Sac in Cricklade. The deceptively spacious accommodation is present over Two Floors. This lovely home has also been recently updated and modernised to include decoration and new carpeting. A brief summary of accommodation comprises: Entrance Hallway, Living Room, Dining Room, Fitted Kitchen, Boot Room & Utility, Single attached Garage, Four well-proportioned Bedrooms and updated Family Bathroom. Enclosed Rear Gardens and Seating Area, Veranda and Patio Areas and Separate Gate Side Access. uPVC Double Glazing, Gas Central Heating. Don't Miss Out! Call McFarlane Sales Cricklade 01793 751 044

### Property description

#### ENTRANCE HALLWAY

Coloured uPVC front door and side panel, laminated flooring, access to the stairwell with under stairs storage cupboards.

#### CLOAKROOM

uPVC double glazed window to the side elevation, dual flush WC. Square wash hand basin, laminated flooring.

#### FITTED KITCHEN

15' 1" x 8' 2" (4.61m x 2.50m) uPVC double glazed window to the rear elevation. Square edge solid wooden work surfacing with a compliment of wall mounted base and drawer space units. Inset butlers style sink with mixer taps over, tiled splash backs. Belling "Sandringham" range style cooker. Extractor over. Plumbing for automatic washing machine and dishwasher. Further storage for white goods. Tiled stone flooring, built in larder with pan store beneath. Door to:



#### **BOOT ROOM/ UTILITY LEAN TO**

9' 4" x 8' 0" (2.85m x 2.45m) uPVC door to the front elevation, storage area and door to the attached Single Garage.

#### **LIVING ROOM**

13' 6" x 11' 9" (4.12m x 3.60m) uPVC double glazed window to the front elevation, laminated continued flooring throughout. Inset Marble style feature fire surround, wall mounted radiator.

#### **DINING ROOM**

12' 9" x 9' 6" (3.90m x 2.90m) uPVC double glazed door and full height window to the rear elevation, laminate flooring and wall mounted radiator.

#### **FIRST FLOOR LANDING**

including half landing and uPVC double glazed window to the side elevation, access to the loft space and built in airing cupboard.

#### **MASTER BEDROOM**

14' 1" x 8' 8" (4.30m x 2.65m) uPVC double glazed window to the front elevation, built in fitted wardrobes, wall mounted radiator.

#### **BEDROOM TWO**

12' 11" x 8' 8" (3.95m x 2.66m) uPVC double glazed window to the rear elevation, built in double wardrobes. Wall mounted radiator.

#### **BEDROOM THREE**

11' 10" x 9' 2" (3.63m x 2.80m) maximum uPVC double glazed window to the front elevation, wall mounted radiator and bulk head storage.

#### **BEDROOM FOUR**

9' 2" x 7' 10" (2.8m x 2.40m) uPVC double glazed window to the rear elevation, wall mounted radiator.

#### **FAMILY BATHROOM**

8' 2" x 6' 2" (2.50m x 1.90m) Modernised family bathroom to include, panelled bath with shower and recessed controls and glass screen. Vanity wash hand basin, dual flush WC. uPVC frosted double glazed window to the side elevation.

#### **SINGLE GARAGE**

16' 8" x 8' 2" (5.10m x 2.50m) Single garage with power and lighting with door to boot room and further door to the rear garden.

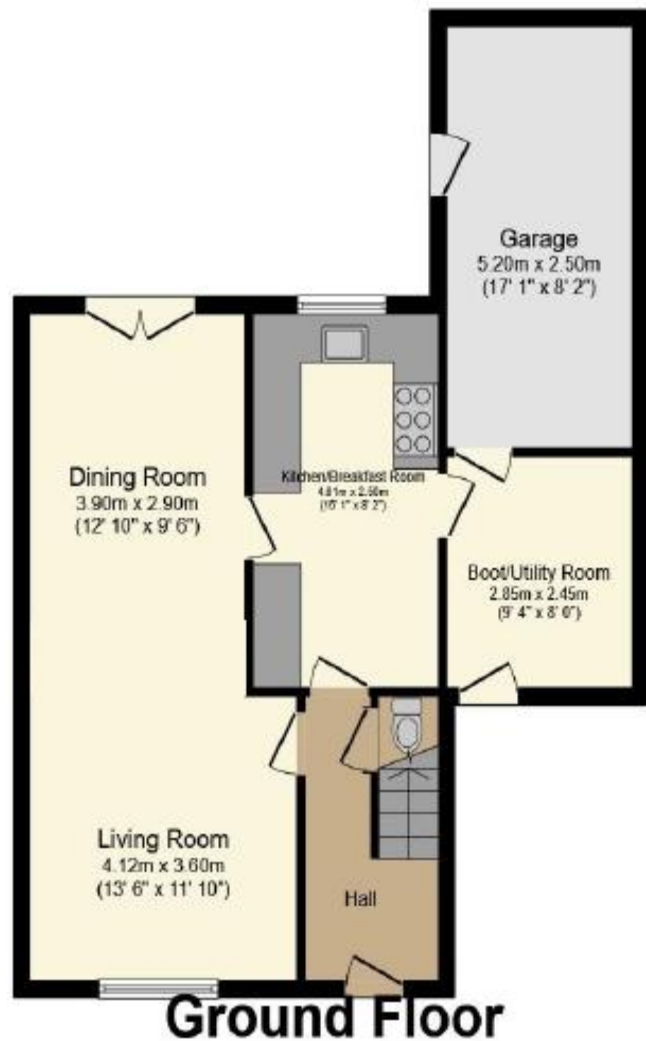
#### **REAR GARDENS**

Enclosed mature rear gardens with veranda adjacent to the rear of the property. Separate patio with seating area, mature lawn and bounded on three sides by timber fencing. There is also pedestrian side gated access.

#### **FRONTAGE**

Expansive frontage with driveway and landscaped gravelled borders. Additional parking via drop kerb if required.





Floor area 66.0 sq.m. (711 sq.ft.) approx



Floor area 45.7 sq.m. (491 sq.ft.) approx

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needs a personal touch.**

**Tim Stanley**  
Sales Manager, Cricklade



☎ 01793 751044

✉ [tim@mcfarlaneproperty.com](mailto:tim@mcfarlaneproperty.com)

[mcfarlaneproperty.com](http://mcfarlaneproperty.com)

**mcfarlane**  
property.com

**Swindon.**  
28-30 Wood Street  
Swindon SN1 4AB  
☎ 01793 611841

**Cricklade.**  
102 High Street  
Cricklade SN6 6AA  
☎ 01793 751044

**Marlborough.**  
106 High Street  
Marlborough SN8 1LT  
☎ 01672 514380

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