

# QUARRY EDGE

23 Blue Quarry Road, Cirencester GL7 1AY



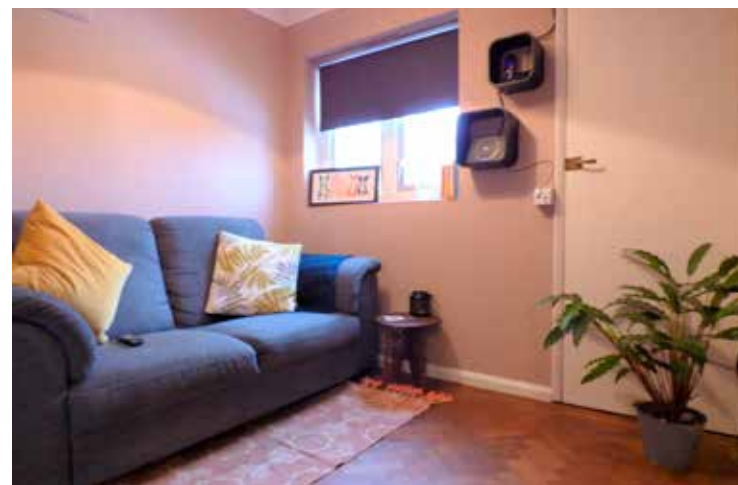
MOORE ALLEN  
& INNOCENT

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Benefiting from a generous corner plot and overlooking this tree-lined green. Quarry Edge is an individual detached house with flexible accommodation and offers further potential. This popular and established residential area is very sought-after and rarely do properties become available.

This impressive family home offers over 1620 ft.<sup>2</sup> of accommodation and is incredibly versatile with four reception rooms and four bedrooms. At the heart of the home is the kitchen, it flows into the adjoining dining room creating a very sociable environment, a breakfast bar overlaps both rooms providing a casual dining space. French doors opening out from the spacious dining room to the rear garden, an adjoining snug provides a quiet escape.

GUIDE PRICE  
£575,000





The kitchen is fitted with a wide range of cream shaker style wall and base units complemented by solid wood worktops. The centrepiece is a gloss black Rangemaster electric oven with gas hob and matching extractor, there is an integrated fridge freezer and plumbing for a dishwasher.

The property enjoys a light spacious feel throughout and character parquet floor to much of the ground floor.

The generous sitting room enjoys a triple aspect and can easily be zoned into two areas; the larger focused around the lovely wood burning stove.

To the front a useful covered porch opens into the hallway where a cloakroom is located beneath the staircase. Completing the ground floor a large utility room with access to front and rear and a home office lies to the rear of the converted garage which now leaves a useful store to the front.

To the first floor there are four double bedrooms two of which benefit from built-in wardrobes a family bathroom and separate shower room.

The south facing garden is a fine feature of this desirable home, situated to the rear and also wrapping round to the side. Mainly laid to lawn and bound by established planting, with a paved patio that is ideal for outside entertaining. To the front, a lawned garden is set back behind well-maintained hedging and a driveway provides ample parking.

#### PROPERTY INFORMATION

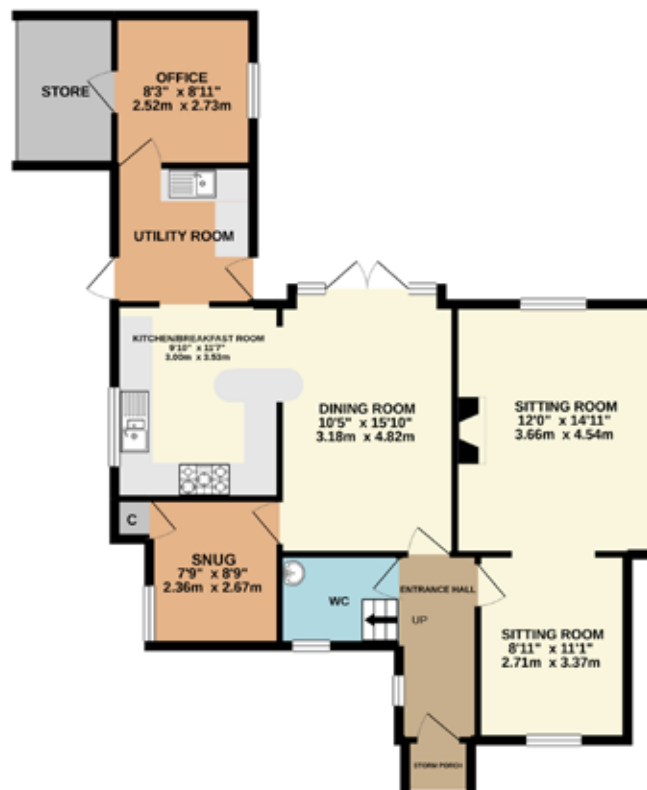
**Services:** Mains electricity, water, drainage and gas. Gas central heating feeding radiators. EPC D (61).

**Outgoings:** Council Tax Band 'E' 2020/21 charges £2,287.12.

**Local Authority:** Cotswold District Council, 01285 623000.

**Tenure:** The property is offered freehold with vacant possession.





Ground Floor  
Approx Floor Area  
85.2 SQ.M (918 SQ.FT.)



First Floor  
Approx Floor Area  
65.2 SQ.M (702 SQ.FT.)

Total Approx Floor Area  
150.5 SQ.M (1,620 SQ.FT.)



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#### DISCLAIMER

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