

QUEEN ELIZABETH ROAD, CIRENCESTER
OFFERS OVER £425,000

MOORE ALLEN
& INNOCENT

60 QUEEN ELIZABETH ROAD GL7 1DJ

A brilliantly extended family home benefitting from remodelled accommodation providing a wonderful open plan living environment.

This spacious semi-detached house enjoys a light feel throughout and is beautifully presented in a crisp modern style. Further benefitting from a sheltered private rear garden and four good size bedrooms. Set within this favoured residential area, close to the towns amenities and schooling.

To the front, an entrance porch provides useful storage in addition to the understairs cupboard.

This dual aspect open plan living environment is flooded with light and the spacious feel enhanced by the use of engineered oak flooring flowing throughout. A central chimney houses a wood burning stove. A very flexible space, currently with a sitting room to the front, dining room to the rear with French doors opening out to the garden and a contemporary designed kitchen finished in gloss white, complemented by light grey tiles and laminate worktops. Integrated electric oven, hob, extractor and with plumbing for a freestanding dishwasher. A central island provides further storage and a casual dining space. Completing the ground floor, a utility room with cloakroom and door leading through into the garage/store.

A versatile design that can be zoned to create living spaces.

To the first floor, a generous principal bedroom running front to back with the ability to create an en-suite, two further double bedrooms both benefitting from built-in wardrobes and a fourth bedroom currently utilised as a home office. The modern family bathroom is of generous proportions and includes a separate shower.

The considered design of the house has been echoed outside, where the rear garden enjoys a large paved patio with steps leading up to the lawned garden bound by planted borders and contemporary wood screening.

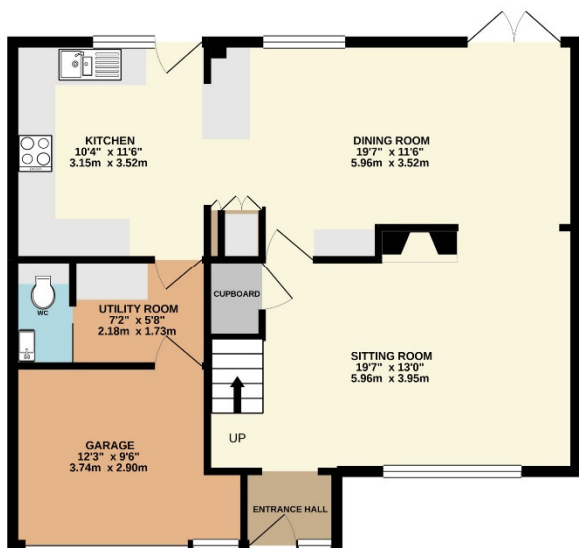
SERVICES: We understand that mains water, electricity, gas and drainage are connected to the property. Gas fired central heating. uPVC double glazed doors and windows.

OUTGOINGS: The property has been placed in Band 'C' for Council Tax purposes; charges 2020/21 £1,744.10. EPC C (74)

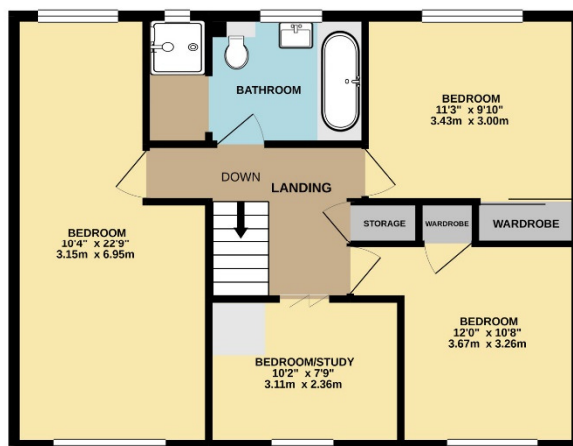
LOCAL AUTHORITY: Cotswold District Council, 01285 623000

TENURE: The property is offered freehold with vacant possession.

GROUND FLOOR
742 sq.ft. (68.9 sq.m.) approx.



1ST FLOOR
680 sq.ft. (63.2 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. Made with Metropix ©2016