



4 Bedroom Detached Home

Branders, Cricklade, Swindon, SN6 6NQ

Offers in Excess Of £460,000

mcFarlane
property.com

Detached Home with Corner Plot

Cricklade, Wiltshire.

- Extensive Corner Plot
- Four Bedroom Detached Home
- Cul-De-Sac Position

A Four Bedroom Detached Family home with a Generous Corner Plot & Position. Situated within this sought after Cul-De Sac Locality, the well-presented and updated accommodation to include new carpets and fitted contemporary radiators. A summary of accommodation briefly comprises Entrance Hallway, Cloakroom, Living Room, Dining Room, Conservatory, Fitted Kitchen, Utility, First Floor Landing, Four Well Proportioned Bedrooms and Family Bathroom. Mature Gardens Front Side & Rear, Garage and Off-Road Parking, Ideal for Extension and Alteration subject to planning.



Property description

ENTRANCE PORCH

Outer double-glazed door to hallway
Built in double wardrobe to the side.

ENTRANCE HALLWAY

Access to Lounge, Dining Room, Fitted Kitchen & Cloakroom.

Handmade built in understairs storage and radiator. Stairs to first floor.

LIVING ROOM

16' 1" x 13' 6" (4.9m x 4.11m) Double glazed window to front. Two radiators. TV Point.
Fireplace with inset gas fire.
Double glazed sliding double doors to the Conservatory.

DINING ROOM

13' 0" x 9' 2" (3.96m x 2.79m) Double glazed double French-doors to rear garden. Wall mounted radiator.

FITTED KITCHEN

15' 0" x 9' 8" (4.57m x 2.95m) Double glazed window to side. Fitted range of wall & base units. Work surfaces. Stainless steel one and a half bowl sink unit with mixer tap. Tiled splash backs. Built in electric hob and extractor hood.

UTILITY ROOM

10' 5" x 6' 7" (3.18m x 2.01m) Double glazed windows to front & side. Fitted wall & base units. Work surfaces. Inset stainless steel sink unit with mixer tap. Tiled splash backs. Tiled floor.
Radiator. Space for fridge freezer. Double glazed door to rear garden.



CONSERVATORY

12' 2" x 9' 6" (3.73m x 2.92m) uPVC double glazed construction with access to rear garden.

FIRST FLOOR LANDING

Double glazed window to side. Access to Bedrooms and Family Bathroom. Loft access. Built in airing cupboard.

MASTER BEDROOM

13' 7" x 8' 3" (4.14m x 2.51m) Double glazed window to rear. Fitted wardrobes. Radiator.

BEDROOM TWO

11' 6" x 9' 4" (3.51m x 2.84m) Double glazed window to rear. Radiator.

BEDROOM THREE

10' 3" x 8' 6" (3.12m x 2.59m) Double glazed window to rear. Radiator.

BEDROOM FOUR

10' 3" x 9' 4" (3.12m x 2.84m) Double glazed window to front. Radiator.

FAMILY BATHROOM

Double glazed window to front. Panelled bath, pedestal wash hand basin & low-level WC. Tiled splash backs. Heated towel rail



FRONT & SIDE GARDENS

Expansive frontage with off road gravelled driveway, with access to the single garage. There is also a mature well-presented side garden that leads directly to the rear. Please note this is a generous corner plot and affords the option of extension and alterations subject to planning permission and consents.

REAR GARDEN

Generous plot with mature gardens to the rear and side elevations. There is a patio area adjacent to the rear with an expanse of mature lawn with tended herbaceous borders.

SINGLE GARAGE

To the Side with open sweeping driveway providing ample parking. Single Garage with up and over door.



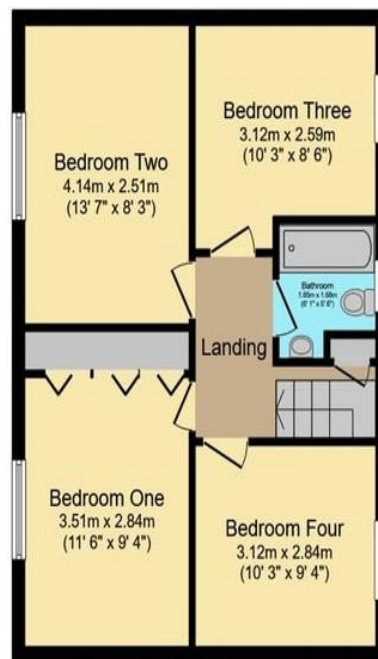
mcfarlane
property.com





Ground Floor

Floor area 73.4 sq.m. (790 sq.ft.) approx



First Floor

Floor area 51.6 sq.m. (555 sq.ft.) approx

Total floor area 125.0 sq.m. (1,345 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

We 
where you
LIVE

Our team are friendly, experienced and are all local. They know it better than they do their own living rooms and can help you find what you're looking for because **we love where we live.**

We would be delighted to show you around this property.

**Because every home
needs a personal touch.**

Tim Stanley
Sales Manager, Cricklade



☎ 01793 751044

✉ tim@mcfarlaneproperty.com

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

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements