



Detached Family Home

North Wall, Cricklade, Swindon, SN6 6DU

Guide Price £420,000

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Detached Family Home North Wall, Cricklade

- Sought After Cricklade Position
- Detached Family Home
- Versatile Accommodation

A well-positioned Three Bedroom Detached home in a much sought after Cricklade position. Ideally positioned for the Town's amenities and facilities, this family home offers a discerning purchase the opportunity to put their own stamp on their next family home. The brief summary of accommodation comprises: Entrance Hallway, Cloakroom, Living Room / Dining Room, Kitchen with Utility, Three Bedroom's and Family Bathroom to the First Floor, Including a Master Bedroom with En-Suite Bathroom. Enclosed Rear Gardens, Garage and Driveway Parking. uPVC Double Glazing, Gas Fired Central Heating. No Onward Chain. Sole Agents McFarlane Cricklade 01793 751 044.



Property description

ENTRANCE PORCH

uPVC double glazed leaded light effect windows to three elevations. uPVC front door opens into.

ENTRANCE HALLWAY

Access to the stairwell with under stairs storage cupboards. Wall mounted radiator.

CLOAKROOM

Feature V uPVC double glazed window to the front elevation, low level flush WC and wash hand basin, wall mounted radiator.

UTILITY ROOM

6' 2" x 5' 6" (1.9m x 1.7m) Glazed uPVC double glazed window to the side elevation, roll top work surface with white good storage beneath. Wall mounted gas fired boiler.



Plumbing for automatic washing machine.

KITCHEN

9' 10" x 9' 8" (3.00m x 2.95m) uPVC double glazed window to the rear elevation, roll top work surfacing to three elevations. There is a compliment of wall mounted, base and drawer space units. Built-in stainless-steel sink and single drainer, tiled splashbacks. Electric cooker point and white good storage. Wall mounted radiator.

LIVING ROOM & DINING AREA

19' 6" x 10' 7" (5.95m x 3.25m Minimum) 5.45m Maximum L Shaped room with feature leaded light effect uPVC (splay bay) to the front elevation. Feature fireplace with inset gas real flame effect fire. Wall mounted radiator and sliding uPVC double glazed patio doors with further matching window to the rear elevation.

HALF LANDING

uPVC double glazed window to the front elevation.

FIRST FLOOR LANDING

Access to the loft space, built in double storage cupboard.

MASTER BEDROOM ONE

17' 0" x 9' 2" (5.20m x 2.8 m) Two uPVC double glazed windows to the rear elevation, wall mounted radiator. First range of fitted wardrobes with storage, the second set comprise of mirrored doors with concealed door to the En-suite shower room.

ENSUITE SHOWER

Frosted uPVC double glazed window to the side elevation. Inset shower tray plus wash hand basin.

BEDROOM TWO

10' 11" x 9' 4" (3.35m x 2.85m) uPVC double glazed window to the rear elevation. Built in wardrobe, plus wall mounted radiator.

BEDROOM THREE

10' 9" x 8' 0" (3.3m x 2.45m) uPVC double glazed window to the front elevation, built in wardrobe and wall mounted radiator.

FAMILY BATHROOM

6' 10" x 6' 0" (2.1m x 1.85m) Frosted uPVC double glazed window to the front elevation. Panelled bath with tiled splashbacks, concealed flush WC and vanity wash hand basin.

REAR GARDENS

Enclosed mature rear gardens with patio area adjacent to the rear of the property. Gated side access to the side elevation / driveway.

DRIVEWAY

Off road parking for at least two cars. Access is gained to the Single Garage with electric roller door.

FRONT GARDENS

Expansive frontage with mature lawn

EPC Rating D





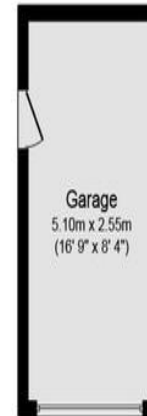
Ground Floor

Floor area 56.4 sq.m. (607 sq.ft.) approx



First Floor

Floor area 55.8 sq.m. (600 sq.ft.) approx



Garage

Floor area 13.0 sq.m. (140 sq.ft.) approx

Total floor area 125.2 sq.m. (1,347 sq.ft.) approx

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We would be delighted to show you around this property.

Because every home needs a personal touch.

Tim Stanley
Sales Manager, Cricklade



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