



Hideaway Cottage Cricklade Road, South Cerney, Cirencester, GL7 5QE

- NOT YOUR AVERAGE HOUSE
- Two/Three Bedrooms
- 17ft Lounge/Diner
- Kitchen
- Family Room/Bedroom
- En-Suite To Master
- Versatile Garden
- Parking For A Minimum Of Six Cars
- Countryside Views
- Located On The Edge Of Cotswold Water Park

Price £399,995



**** NOT YOUR AVERAGE HOUSE - MUST BE VIEWED ****

Primary Homes & Lettings are delighted to offer this spacious two/three bedroom semi detached house that comes with a VERY LARGE GARDEN. Located on the edge of Cotswold Water Park. The ground floor accommodation comprises of entrance hallway, lounge/diner, kitchen, family room/bedroom and shower room. To the first floor is the master bedroom (with en-suite). Bedroom two is located on the second floor. Property also benefits from a patio leading onto a large garden to the front, parking for a minimum of six cars, gas central heating and uPVC double glazing throughout.

Location

Located on the edge of Cotswold Water Park close to the many fishing and sailing lakes and a well established Sailing Club. Cirencester is a short distance and has an excellent range of amenities including a wide range of supermarkets, many national retailers, two well respected schools and a public leisure centre. It also has a thriving business community. Kemble mainline train station with services to London/ Paddington via Swindon and Reading is about 5.5 miles. In addition the A417 & A419 is very accessible. Swindon, Marlborough and the M4 Junction 15 are all within a relatively short drive.

Entrance Hallway

uPVC front door. uPVC window to front elevation. Velux window to front. Stairs to first floor. Porcelain flooring.

Lounge/Diner

uPVC window to front elevation. Log burner. Laminate flooring. Two radiators.

Kitchen

uPVC patio doors and windows to front and side elevation. Matching wall and base units with solid oak worktops over. Ceramic sink and drainer with half bowl. Built in single oven. Ceramic hob with extractor hood over. Space and plumbing for washing machine and dishwasher. Space for fridge/freezer. Stone flooring. Inset ceiling lights.

Lobby

Laminate flooring. Inset ceiling lights. Radiator.

Family Room/Bedroom

uPVC window to rear and side elevation. Laminate flooring. Inset ceiling lights. Two radiators.

Shower Room

Obscured uPVC window to side elevation. White suite comprising of built in shower, wash hand basin with vanity unit and low level W.C. Extractor fan. Tiled flooring. Inset ceiling lights. Radiator.

Landing

uPVC window to front elevation. Stairs to second floor.

Bedroom One

uPVC window to front and side elevation. Radiator.

En-Suite

uPVC window to side and rear elevation. Velux window to side. White suite comprising of Jacuzzi bath, wash hand basin and low level W.C. Extractor fan. Part tiled walls. Tiled flooring. Radiator.

Bedroom Two

uPVC windows to front and side elevation. Velux window to rear. Electric heater.

Front

Large paved patio with steps leading to front door. Enclosed timber shed to rear. Driveway parking for a minimum of six vehicles. Raised sleepers with mature shrubs.

Garden

Mostly laid to lawn with mature shrubs and trees.

Sizes

Please note, all measurements of room sizes given are not guaranteed and figures are for guidance only.

Viewings

Strictly via our Swindon office telephone (01793) 641641.

Mortgages

If you would like independent mortgage advice please call Primary Mortgage Centre on (01793) 616617. Home visits available.

Money Laundering

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



PRIMARY HOMES & LETTINGS

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FOR ILLUSTRATION ONLY

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
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