

3 GRIFFITHS CLOSE

Cirencester, Gloucestershire GL7 1QE



MOORE ALLEN
& INNOCENT

3 GRIFFITHS CLOSE £585,000

Cirencester

Gloucestershire

GL7 1QE

A spacious detached home enjoying a favoured location on the edge of this sought-after development. The well-proportioned and beautifully appointed accommodation creates a comfortable and flexible family home with a double garage and established rear garden.

Set in a cul-de-sac of four similar style homes with direct access to the neighbouring green space.

This popular design of home enjoys a spacious hallway and landing with a central staircase enhancing the overall feeling of space and is decorated throughout in neutral shades.

At the heart of the house is the dual aspect open plan kitchen/diner, this spacious living environment combines a contemporary design kitchen, with ample space to accommodate a dining area and soft seating. High gloss ceramic tiled floor flows throughout and French doors open out to the patio and garden beyond. The integrated appliance package includes an electric hob, extractor double oven, microwave, dishwasher, fridge and freezer. An adjoining utility room provides plumbing for washing machine, sink, fitted storage and houses the wall mounted gas boiler.

The main reception room is a generous sitting room with windows and a central set of French doors leading out to the garden, flooding the room with light. A further smaller reception room to the front is used as a home office, but would equally create a games room or snug.

Completing the ground floor a cloakroom and ample storage, as there is throughout the house.

The master bedroom has a bank of glazed fitted wardrobes and a contemporary design en-suite shower room. There are three further double bedrooms, two of which have built-in wardrobes



and one also benefitting from an en-suite shower room. The family bathroom is fitted with a quality three-piece white suite.

The good size rear garden is a lovely outside space in which to relax, entertain or for children to play, mainly laid to lawn with established planted borders and a variety of fruit trees and shrubs. A paved patio extends the width of the property and there is gated access to the side.

Kingshill Meadow is a popular development located close to supermarkets, the wider facilities available in the town centre and the adjoining park, perfect for exercising or dog walking.

Property Information

SERVICES

All mains services are connected to the property with gas fired central heating, underfloor to the ground floor and radiators to the first floor. Telephone subject to the usual BT transfer regulations. EPC Band 'B'.

OUTGOINGS

Council tax band 'F' 2020/21 £2702.95.
Gem Management Ltd., Annual charge to cover grounds maintenance, 2019/20 £167.42.

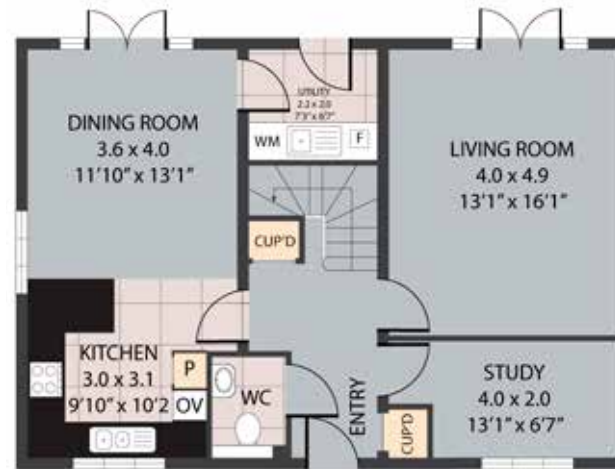
LOCAL AUTHORITY

Cotswold District Council, Cirencester 01285 623000.

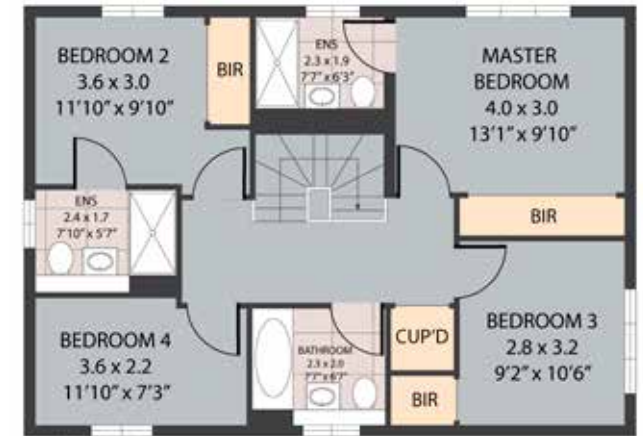
TENURE

Freehold offering vacant possession upon completion.

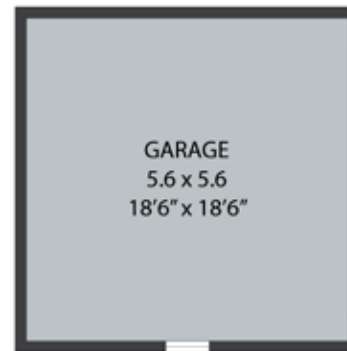




Ground Floor



First Floor



Total Approx Floor Area 136 SQ.M (1453 SQ.FT.)



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DISCLAIMER

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