

4 MATTHEWS WALK

Cirencester, Gloucestershire GL7 1HL



MOORE ALLEN
& INNOCENT

4 MATTHEWS WALK £515,000

Cirencester
Gloucestershire
GL7 1HL

A very well-appointed detached house set on this popular development completed in 2013. This character style home is finished with reconstituted stone elevations, enjoys an elevated position and a delightful private rear garden.

With pedestrian access to the front overlooking established planted borders providing screening. To the rear, parking for two cars and gated side access to steps leading up to the rear garden.

The light spacious interior is enhanced by the neutral paint scheme and high ceilings and enjoys quality finishes and fittings such as Bosch and Villeroy & Boch throughout.

A spacious entrance hallway has a cloakroom and useful large under stairs storage cupboard. A generous sitting room is flooded with light thanks to a dual aspect with French doors opening out to the rear garden, the room can easily be zoned to accommodate a study area.

The hub of many family homes is the kitchen/diner and this open plan environment is a sociable living space combining a comprehensively fitted kitchen with a wide range of wall and base units complemented by beautiful polished stone worktops and integrated appliance package.

A tiled floor flows throughout, a dining area in front of the French door opens out to the patio extending this living space outside beneath the vine clad pergola. The adjoining utility room has fitted units, a sink, plumbing for a washing machine and also housing the wall mounted gas fired boiler.

To the first floor, a spacious galleried landing with airing cupboard. Principal bedroom with bank of built-in mirrored wardrobes and a contemporary designed en-suite shower room with wall mounted basin, WC and double shower set behind a glazed screen. Two further double bedrooms one benefiting from built-in double wardrobes and a well-proportioned bedroom with loft access.



The family bathroom is fitted with a stylish white three-piece suite and also benefits from a separate shower.

A great feature of the property is the rear garden, a central lawn is bound by mature planting creating a real haven in which to relax or entertain. To the side a useful storage area with large shed and gravelled for low maintenance.

Kingshill Meadow is a popular residential area located close to supermarkets and wider facilities available in the town centre. There is a park, perfect for exercising or dog walking and allotments set on the edge of the development.

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. EPC Band 'B' (83)

OUTGOINGS

Council tax band 'E' 2020/21 £2,287.12. Gem Management Ltd., Annual charge to cover grounds maintenance, 2019/20 £167.42.

LOCAL AUTHORITY

Cotswold District Council, Cirencester O1285 623000.

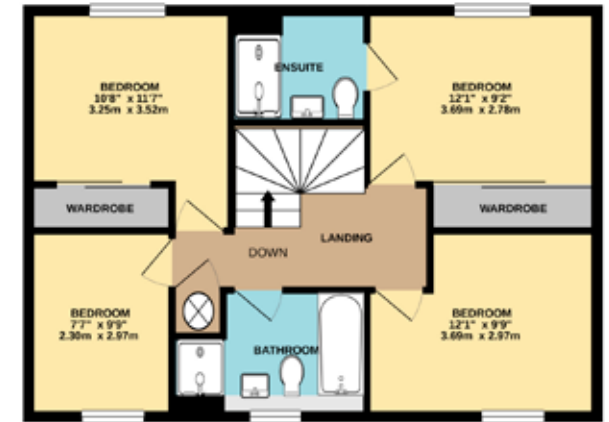
TENURE

Freehold offering vacant possession upon completion.





Ground Floor
Approx Floor Area
59.2 SQ.M (637 SQ.FT.)



First Floor
Approx Floor Area
58.7 SQ.M (632 SQ.FT.)

Total Approx Floor Area 117.9 SQ.M (1269 SQ.FT.)



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DISCLAIMER

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