

44 GARDNER WAY

Cirencester, Gloucestershire GL7 1ZA



MOORE ALLEN
& INNOCENT

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A brilliantly designed detached home enjoying a light, spacious feel and some lovely character additions such as bay windows and a full height box window that floods the kitchen/breakfast room with light.

This modern home is finished with great attention to detail and the layout perfectly suits modern family life with the flexibility of a third reception room creating the ideal family room or home office. Providing an attractive and comfortable living environment totalling 1600 sq ft. with an enclosed sheltered rear garden and a patio that links both sitting room and kitchen; both open out via French doors so it really does create an outside room and a wonderful entertaining space.

GUIDE PRICE
£610,000



The generous sitting room benefits from a dual aspect and is decorated in soft neutral shades, as is the rest of the house. At the heart of the home is the kitchen/diner, divided by a half height wall creating two zones. A dining room to the front with feature bay window and the comprehensively fitted kitchen/breakfast room with a wide range of white gloss units complemented by wood effect laminate worktops and with a full AEG integrated appliance package. The ceramic tiled floor reflects light, enhancing the feeling of space and there is ample room to accommodate soft seating in front of the bank of full height glazing. The tiled hallway has a useful built-in storage cupboard and a cloakroom.

To the first floor there are four well-proportioned double bedrooms, the principal bedroom enjoying a dual aspect and an en-suite shower room. The family bathroom is also of a quality contemporary design, benefitting from a bath and separate shower.

The rear garden enjoys a sheltered aspect and is mainly laid to lawn with planted borders and a path proving direct access to the garage and a gate to the driveway.

PROPERTY INFORMATION

Services: All mains services are connected to the property with gas fired central heating feeding radiators. EPC Band B (86).

Outgoings: Council Tax Band 'E'. Charges for 2020/21 £2287.12. Management company annual charge to cover grounds maintenance, 2020/21 £tbc.

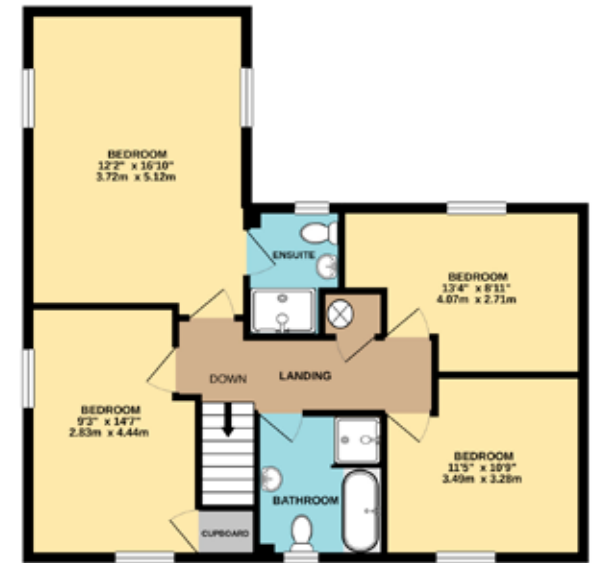
Local Authority: Cotswold District Council, 01285 623000.

Tenure: The property is offered freehold with vacant possession.





Ground Floor
Approx Floor Area
71.3 SQ.M (768 SQ.FT.)



Ground Floor
Approx Floor Area
68.4 SQ.M (737 SQ.FT.)

Total Approx Floor Area
139.8 SQ.M (1504 SQ.FT.)

Location

Occupying a sought-after location on this modern development overlooking the green.

Easy access to nearby school, supermarkets, countryside walks and the towns amenities. The M4 and M5 motorways can be found at Swindon and Cheltenham respectively, whilst railway stations at Kemble (c.6 miles) and Swindon provide services to London (Paddington) and Bristol.

DISCLAIMER

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. Made with Metropix ©2016



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