

25 Hanstone Close Cirencester Gloucestershire

£218,500 Freehold

A superb opportunity to purchase a four bedroom family home located in a highly desirable cul-de-sac on the edge of Cirencester close to a full range of amenities and facilities.



In recent years the property has been fully refurbished and the accommodation is presented in a modern and appealing fashion. The presence of four double bedrooms is unusual in a property within this price range and there is an extensive living area located on the first floor. The property is warmed throughout by a gas fired central heating system and there is a modern fitted kitchen and a well appointed family bathroom.

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Externally, there are low maintenance gardens to front and rear of the house. The rear garden is laid to lawn and is totally enclosed providing a safe and secure environment.

DIRECTIONS: Leave our office in Dyer Street and turn sharp right at the traffic lights into Lewis Lane. Proceed straight across the next set of traffic lights and turn left at the T-junction. Turn right after the bridge into and follow this road to the T-junction. Turn right and then turn left into Cranhams Lane. Hanstone Close is the fourth turning on the left hand side.

THE ACCOMMODATION IS AS FOLLOWS

Obscure glazed entrance door to:-

RECEPTION HALLWAY: Inset greeting mat, ceramic tiled flooring, stairs rising to first floor with storage space below, double radiator, built in storage cupboard, door to:-

CLOAKROOM: White suite comprising low flush WC and pedestal wash hand basin, radiator, ceramic tiled flooring, obscure glazed window to front aspect.

UTILITY ROOM: Base level storage cupboard with solid wood work surface above, stainless steel single drainer sink unit, space and plumbing for washing machine, space for tumble drier, wall mounted gas central heating boiler, ceramic tiled flooring, radiator, glazed door to garden.

BEDROOM 2: 16'3" x 8'4" (4.95m x 2.54m) uPVC double glazed window to front aspect, double radiator.

BEDROOM 3: 11'11" x 8'6" (3.63m x 2.59m) Window to rear aspect, radiator.

FIRST FLOOR:

LANDING: Window to rear aspect, radiator, door to kitchen, door to:-

LOUNGE: 15'10" max x 14'11" (4.83m x 4.55m) Two windows to front aspect, two radiators, feature fireplace with fitted electric fire, TV point, wall light points, open onto:-

KITCHEN: 8'8" x 8'5" (2.64m x 2.57m) Fully fitted range of eye and base level storage units and solid wood work surfaces, stainless steel 1 ½ bowl sink unit with mixer tap, built in low level oven, four ring gas hob and extractor fan, brushed stainless steel backplate, built in dishwasher, fridge and freezer, wood effect laminate flooring, window to rear aspect, recessed ceiling spot lights.

SECOND FLOOR:

LANDING: Double glazed Velux window, radiator, airing cupboard, access to loft storage area.

BEDROOM 1: 12'8" up to fitted wardrobes x 8'8" (3.86m x 2.64m) Window to front aspect, radiator, range of built in wardrobe and cupboard space, TV point.

BEDROOM 4: 8'5" x 7'11" (2.57m x 2.41m) Window to rear aspect, radiator.

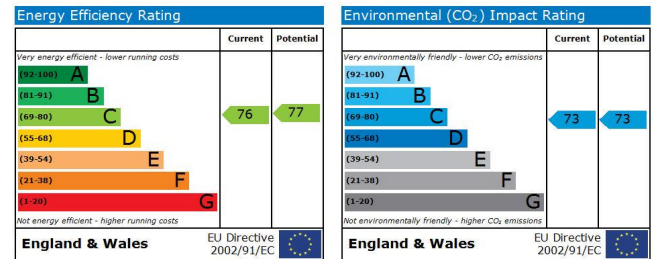
BATHROOM: White suite comprising panelled bath with central taps and fitted shower above, pedestal wash hand basin, low flush WC, double radiator, extractor fan, recessed ceiling spot lights, wood effect laminate flooring, part panelled walls.

OUTSIDE:

FRONT GARDEN: Laid to lawn with parking for one vehicle.

REAR GARDEN: The property benefits from a totally enclosed rear garden with a low maintenance gravelled area directly outside the property with wooden steps leading up to a lawned area where there are a range of flower beds stocked with flowering plants and shrubs.

VIEWING: Through CAIN & FULLER ESTATE AGENTS who are OPEN 7 DAYS A WEEK ON 01285 640604.



MORTGAGE: A mortgage is available on this property (subject to status) through our mortgage department who will be pleased to advise you free of charge, call TONY WENBAN on (01285) 659010

AGENTS NOTE: We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor have we tested any services, appliances or any specific fittings at the property. Room sizes should not be relied upon for carpets and furnishings.



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix (2010)