





34 Spire View, Cirencester, Gloucestershire.

DIRECTIONS

Please use the postcode GL7 1WP or call the office at any time for detailed directions from your location.

SUMMARY

Situated in an exclusive close of just several properties, this substantial detached family home offers four bedroom accommodation combined with plentiful reception space and high quality fixtures and fittings throughout. It is located on the edge of town with easy access to amenities, combined with attractive countryside views.

PROPERTY

This beautiful property is accessed through an oak storm porch into the welcoming entrance hall with stairs leading to the first floor, storage cupboard below, and cloakroom with wc and wash hand basin. To the right is a large dual aspect living room with double doors leading to the garden. To the left of the hall is a good size dining/family area which is then open to the large kitchen. This attractive room is fitted with a range of storage and built in appliances. There is a useful utility room which provides further built in storage and appliance space. The gallery landing to the first floor has a useful storage cupboard. There are four good size bedrooms, two of which benefit from built in wardrobes. The master bedroom also has an ensuite with shower, wc and wash hand basin. The property is completed by the luxury family bathroom which has a bath, separate shower, wc, and wash hand basin.

GARDENS

There is an attractive garden to the front which is mainly laid to lawn with shrub borders. There is driveway parking for several vehicles leading to the garage which has been converted to provide a workshop as well as space for a home gym or office. The rear garden, which can be accessed via gated access between the house and garage, has been landscaped to provide fabulous entertaining space which continues from the home. There is a large area of patio

adjoining the property whilst steps lead down to a lawn and further seating area.

LOCATION

The property is located in a quiet, exclusive close of just a handful of properties within this desirable area. Spire View remains popular due to its location which is within easy reach of the many amenities of Cirencester, combined with open, elevated field views towards the nearby village of Siddington which has a post office, shop, pub, and more.

VIEWING

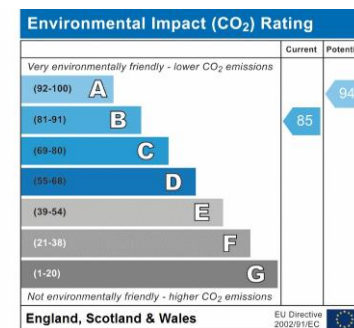
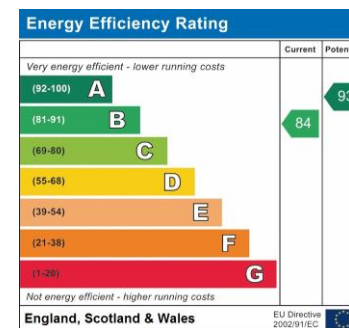
Viewing is available by appointment 7 days a week. Please call your local office to arrange.

MORTGAGE

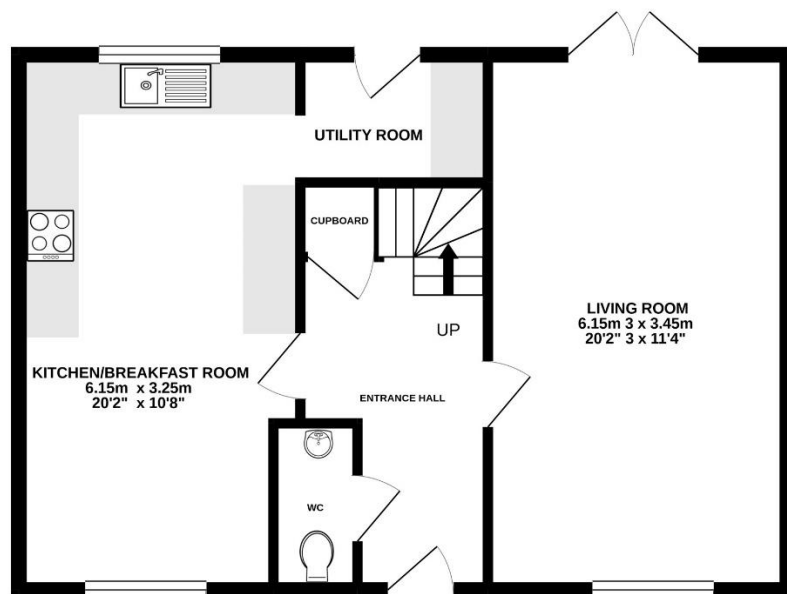
We advise potential purchasers to speak to Financial Associates to discuss their financial requirements. Call us for further information.

AGENTS NOTE

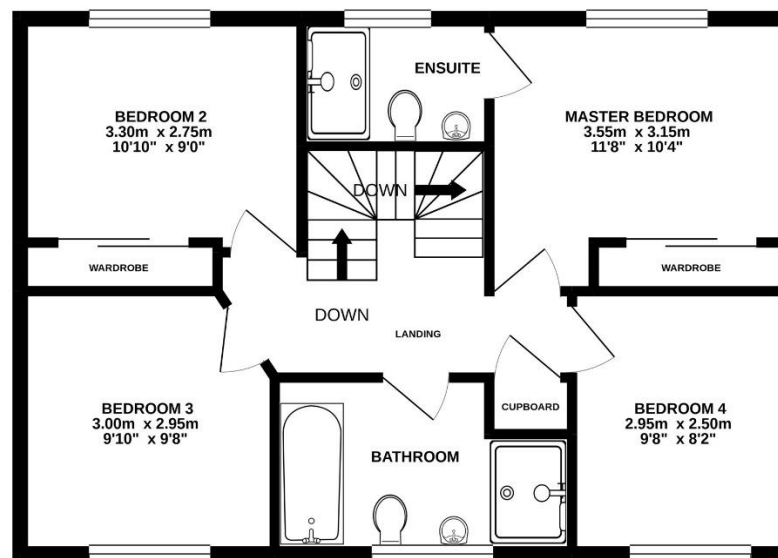
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor have we tested any services, appliances or any specific fittings at the property. Room sizes should not be relied upon for carpets and furnishings.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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