



Calcutt Street, Cricklade, Wiltshire.

£470,000 Freehold



## 25 Calcutt Street, Cricklade, Wiltshire.

### DIRECTIONS

Please use the postcode SN6 6BA or call the office at any time for detailed directions from your location.

### SUMMARY

Beautifully presented and deceptively spacious and quiet period cottage which successfully combines character features and cosy reception rooms, with modern open spaces and bifold doors to the large, south facing garden. There are four bedrooms, a beautiful family bathroom, ground floor shower room/utility, as well as driveway parking and a garage. It enjoys an enviable position close to the amenities of this popular town.

### PROPERTY

The property is accessed via from the front into a welcoming entrance hall with storage cupboard below. To the right is a reception room currently used as a playroom, whilst to the left is a sitting room with wood burner set within an exposed brick fireplace. To the rear of the property is a large L-shaped kitchen/dining/family room. The kitchen is fitted with a range of storage with Belfast sink and range cooker which is included with the sale. There is plenty of space for a dining and sitting area with bifold doors to the rear. The ground floor is completed by a useful shower/utility room which is fitted with a suite comprising shower, wc, and wash hand basin, whilst still having space for appliances.

The first floor landing has access to all of the rooms as well as a hatch with drop down ladder providing access to the part boarded loft with skylight window and the recently installed gas boiler. There are four good size bedrooms, one of which has a Juliette balcony overlooking the garden. The family bathroom has been recently refitted to a high standard with suite comprising bath with shower over, wc, and wash hand basin. All four front windows have been fitted with noise reducing glass creating a surprisingly quiet environment for this enviable town centre location.

### GARDENS

To the side of the property is a driveway providing parking for two cars in tandem which leads to the garage with up and over door to the rear. There is gated access to the 130ft private rear garden which faces a southerly direction and is fully enclosed by walls and fencing. There are areas of patio and lawn as well as mature shrubs and trees and space for an allotment if desired. The property also benefits from approved planning permission for the erection of a garden office/store (PL/2021/10540)

### LOCATION

The property enjoys an enviable position just moments from the High Street of this desirable town. There is easy access to a range of amenities and leisure facilities. The nearby A419 offers easy access to the M4 and M5 motorways.

### VIEWING

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

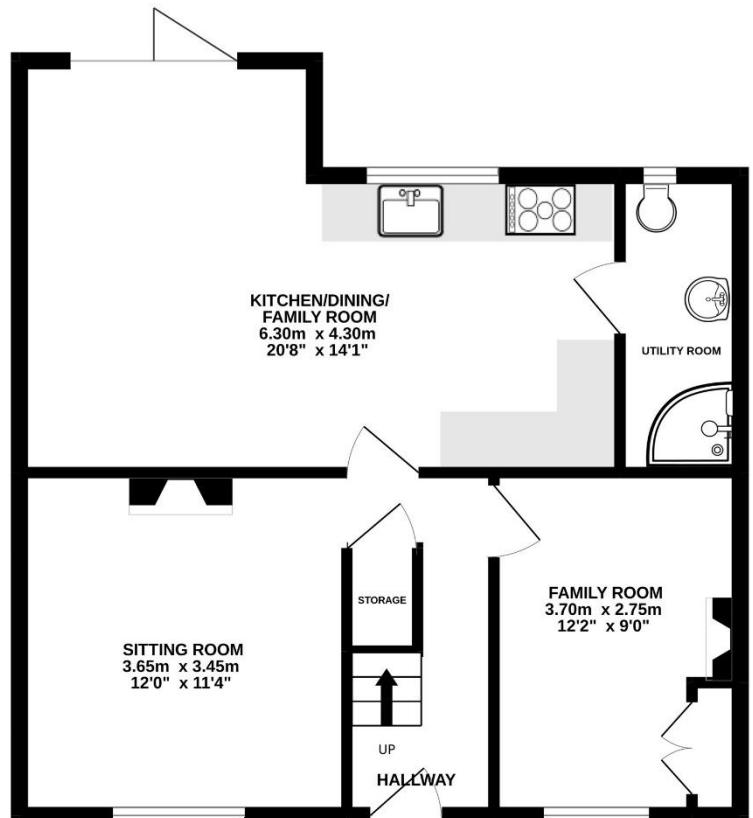
### MORTGAGE

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

