

## Clappen Close, Cirencester, Gloucestershire GL7 1WQ



Detached modern family home • Four bedrooms • Sitting room and separate study/playroom • Generous kitchen dining room and separate utility room • Two bathrooms and ground floor cloakroom • Single garage and driveway parking • Private rear garden with a westerly aspect • Around a mile's walk from Cirencester town centre • EPC B

# Clappen Close,

Cirencester, Gloucestershire GL7 1WQ

## Key Features



4  
Bedrooms



2  
Bathrooms



2  
Receptions

## About the property

A detached four bedroom, modern family home offering well balanced accommodation and situated within this well-regarded development built by David Wilson Homes to an excellent standard and specification, all around a mile's walk from Cirencester town centre.

The accommodation is arranged over two floors with the ground floor comprising entrance hall, cloakroom with understairs storage, study/playroom, generous sitting room with bay window to the front, kitchen dining room with a box bay opening out to the rear garden, a separate utility room with separate access into the garden completes the ground floor.

The first floor consists of the principal bedroom with fitted wardrobes and en-suite shower room, three further bedrooms and a family bathroom with separate shower cubicle.

Outside to the rear is an enclosed westerly facing landscaped garden, with patio and lawned areas, gated access leads to the off street parking sitting in front of a single garage.

## Amenities

The market town of Cirencester dates back to Roman times and is often referred to as the 'Capital of the Cotswolds'. It is ideally located with the M4, M5 and M40/A40, the mainline train station at Kemble and excellent bus and coach links all within easy reach.

Cirencester benefits from high street stores, independent specialist retailers, a weekly market and there are a number of delightful bistros, cafes, wine bars and public houses to suit all tastes.

There are excellent primary and secondary state schools and a sixth form college campus. There are also good independent schools in the surrounding areas.

Cirencester also boasts a cottage hospital, a leisure centre and a lovely outdoor swimming

pool, open from May to September. Other sports are fully catered for including golf, tennis, riding, football, rugby and cricket.

## Directions

From our office in Cirencester follow through the Market Place into Dyer Street going straight over the traffic lights onto London Road. Go straight over the roundabout and immediately bear right onto London Road. Continue over the next mini roundabout. Take your next left into Gardner Way and then into Clappen Close.

## Services & Tenure

The tenure is Freehold. All mains services are understood to be connected.

## Local Authority

Cotswold District Council

Council Tax Band: E

## Our reference

CIR/SW/RN/21022024

## We'd love to hear from you

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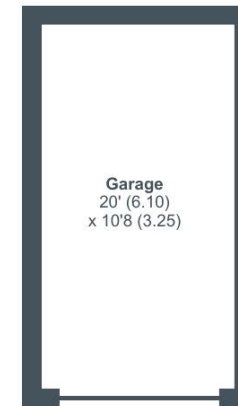
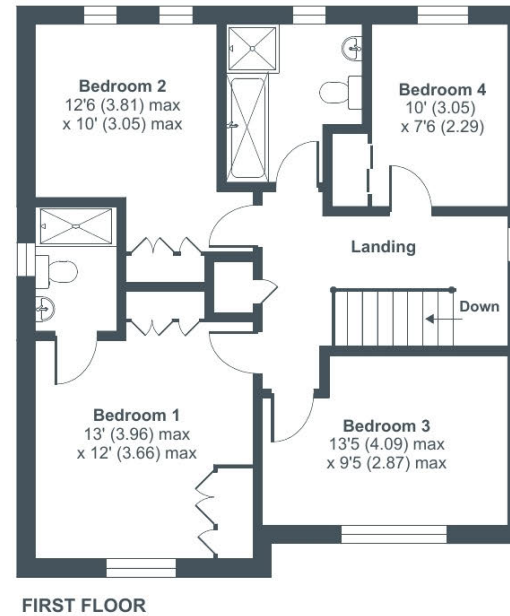
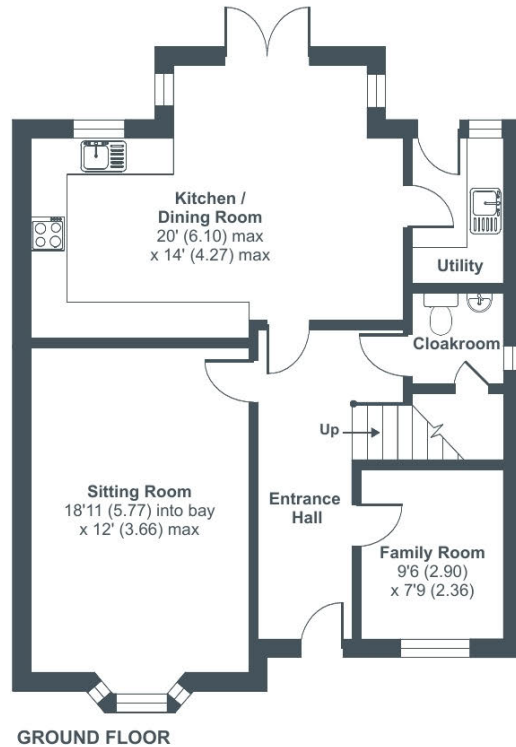
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Approximate Area = 1520 sq ft / 141.2 sq m

Garage = 214 sq ft / 19.8 sq m

Total = 1734 sq ft / 161 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Perry Bishop. REF: 1089115



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