

## Parry Close, Cirencester, Gloucestershire, GL7 1FT



Attractive detached family home • Four bedrooms • Principle with en-suite • Sitting room, office/snug • Kitchen/family room • Pleasant gardens • Double garage • EPC C

# Parry Close,

Cirencester, Gloucestershire, GL7 1FT

## Key Features



4

Bedrooms



2

Bathrooms



2

Receptions

## About the property

A beautifully presented four-bedroom detached family home enjoying a pleasant position in this ever-popular select development. This attractive residence is well placed on the outskirts of town, within reach of all of its amenities and facilities.

The accommodation briefly comprises of a welcoming entrance hall where there is a very useful utility cupboard, stairs to the first floor, and a door to the cloakroom. There is a sizeable sitting room, a very useful home office/snug, and the kitchen/family room which is a particularly fine feature of this property. The kitchen area has been refitted with a generous range of wall and base units with working surfaces over and integral appliances. This flows through into the family area which is currently being used as a dining room. Here there is a door into the sitting room and French doors leading out to the garden.

At first floor level, the landing leads to the four bedrooms and the main family bathroom which enjoys a white suite. The principal bedroom has the added benefit of an en-suite shower room.

Outside, there is a small garden to the front which has a gravelled area with shrubs. There is a double garage with electric twin up-and-over doors. The rear garden has pedestrian access and is well-enclosed, enjoying a good degree of privacy. It is predominantly laid to lawn with a decked and a paved area offering a choice of places to sit, relax, or entertain.

## 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 leave via Spitalgate and turn right at the traffic lights. Take the first turn off the roundabout and immediately bear right onto London Road. Continue to the mini roundabout and turn left into Corinium Via and then take the first right into Parry Close where the property can be found on the left hand side.

## Services & Tenure

The tenure is Freehold.

## Local Authority

Cotswold District Council

Council Tax Band: E

## Our reference

CIR/JC/RN/06062024

## We'd love to hear from you

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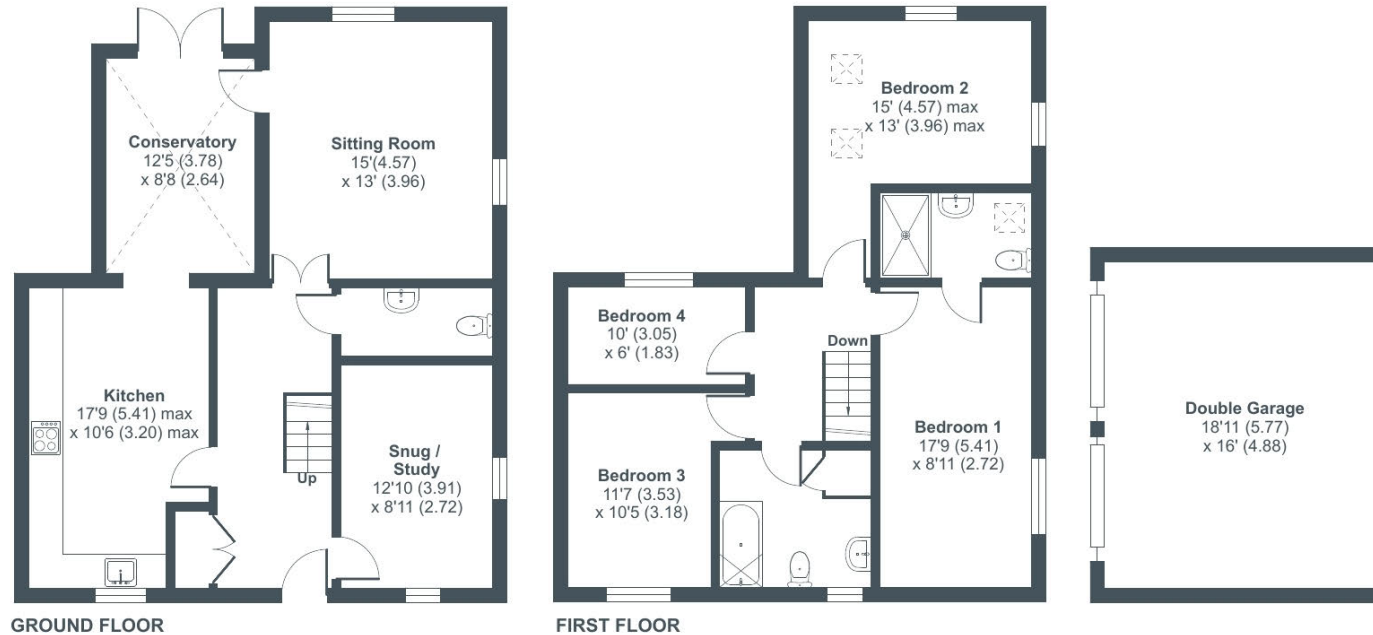
## Parry Close, Cirencester, GL7

Approximate Area = 1475 sq ft / 137 sq m

Garage = 304 sq ft / 28.2 sq m

Total = 1779 sq ft / 165.2 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). © nitchecom 2024. Produced for Perry Bishop. REF: 1135565



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