

Morestall Drive, Cirencester, Gloucestershire, GL7 1TF



Detached family home • Four bedrooms • Sitting and dining rooms • Kitchen breakfast room • En-suite and family bathroom • Garage and driveway parking • Private rear garden • NO ONWARD CHAIN

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Cirencester, Gloucestershire, GL7 1TF

Key Features



4
Bedrooms



2
Bathrooms



2
Receptions

About the property

Offered for sale with no onward chain is this well presented detached four bedroom family home located in a sought after quiet cul-de-sac on the periphery of Cirencester, yet within a mile and a half's walk of the town centre. The property also benefits from a private rear garden, garage and off street parking.

The well proportioned accommodation is arranged over two floors with the ground floor comprising entrance hall, cloakroom, sitting room, dining room, and kitchen breakfast room. The first floor offers the four bedrooms with the principal bedroom benefitting from a dressing area and en-suite while the other three bedrooms serviced by a separate family bathroom.

Outside, to the front, is a driveway providing off street parking leading to a single garage, a retaining garden with gated access to both sides of the house leading to the rear. To the rear is a private and enclosed garden laid to lawn and patio.

Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office.

This includes: Broadband speed and mobile phone signal, flood risk, and area information.

We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

Amenities

The market town of Cirencester 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, and a weekly market. There are also several delightful bistros, cafes, wine bars and public houses to suit all tastes. Cirencester boasts a community hospital, leisure centre and a lovely outdoor swimming

pool. Nearby there is golf, tennis, riding, football, rugby and cricket.

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

Directions

From our office in Silver Street, Cirencester turn right into Castle Street at the end keep left into Sheep Street crossing over the mini roundabout into Somerford Road. At the junction continue straight over, at the next mini roundabout turn right into Cranhams Lane, take the fifth turning on the left into Morestall Drive.

What3Words: ///tiredness.debating.removing

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/MS/02042025

We'd love to hear from you

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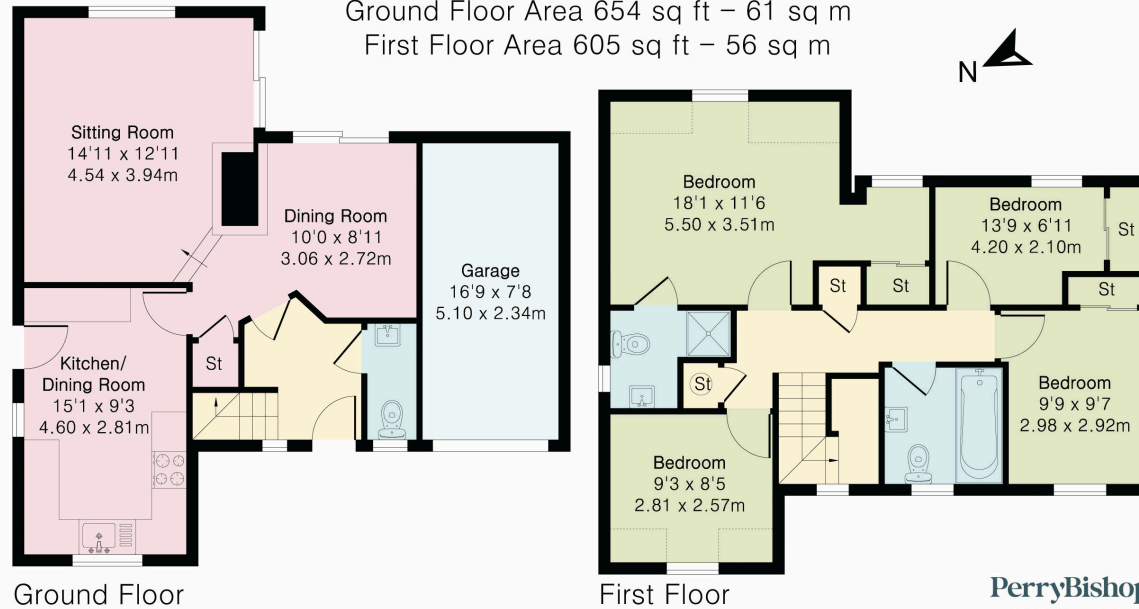




Approximate Gross Internal Area 1259 sq ft - 117 sq m

Ground Floor Area 654 sq ft – 61 sq m

First Floor Area 605 sq ft – 56 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.

Disclaimer: These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

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