

10 Reeds, Cricklade, Wiltshire, SN6 6JF



- Detached family home • Three bedrooms • Kitchen/ dining room • Dual aspect sitting room & conservatory
- Cloakroom • Jack & Jill family bathroom • Garage & off-street parking • EPC D

Guide Price
£425,000

10 Reeds,

Cricklade, Wiltshire, SN6 6JF

Key Features



3
Bedrooms



1
Bathrooms



2
Receptions

About the property

Situated in a sought-after cul-de-sac on the edge of Cricklade, this attractive stone built detached home offers a particularly appealing combination of location, presentation and practicality. With three bedrooms, a garage, driveway parking and an enclosed garden, it provides comfortable and versatile accommodation within easy reach of the town's High Street and local amenities.

The current owners have made a number of improvements to the property during their ownership, including the installation of a smart contemporary kitchen, complemented by pantry cupboards and excellent storage. Further investment includes replacement windows and a new boiler.

Upon entering the property, you are welcomed into a spacious entrance hall leading to the main living accommodation. The kitchen is fitted with a range of integrated appliances, with additional space for a fridge/freezer and washing machine, while an adjoining lobby provides access to a cloakroom and the rear garden.

The sitting room is a bright and comfortable space, with sliding doors opening into the conservatory. Overlooking the garden, this provides a useful extension to the living accommodation, with patio doors allowing the space to flow easily outdoors during the warmer months.

Three well-proportioned bedrooms are arranged across the first floor. The family bathroom is generously appointed with a generous sized bath and separate shower, with the added benefit of direct Jack and Jill access from the principal bedroom.

To the front, a driveway provides off-street parking and access to the garage. The enclosed rear garden offers a good degree of space for both families and entertaining, with a lawn, raised planting beds and a separate shingled area providing an ideal setting for seating, play equipment or a barbecue area. The garden can also be accessed from both sides of the property.

Ideally positioned towards the quieter edge of Cricklade, yet within easy reach of the town's shops, cafés and everyday amenities, the property offers an appealing balance of convenience and community. The street enjoys a particularly friendly atmosphere, with Reindeer Green providing a popular setting for neighbourhood gatherings and street events, while nearby Giraffe Green offers further open space, adding to the welcoming community feel of this established residential area.

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.

Directions - What 3 Words

Services & Tenure

Tenure – Freehold, Electricity – Mains Supply, Water – Mains Supply,

Sewerage - Mains Supply, Heating – Gas Central

Local Authority; Wiltshire Council - Council tax Band – D

what the owner said

We've loved living in Reeds, with its friendly neighbours and welcoming community. It's a wonderful place for families, with schools, the high street and leisure centre all within walking distance. Less than 50m from our door, there's access to miles of off-road walking and cycling routes through the Cotswold Water Park. The active Westmill Park community makes living here particularly special, bringing neighbours together for events on the Reeds Green, including the Christmas lights switch-on and summer BBQs.





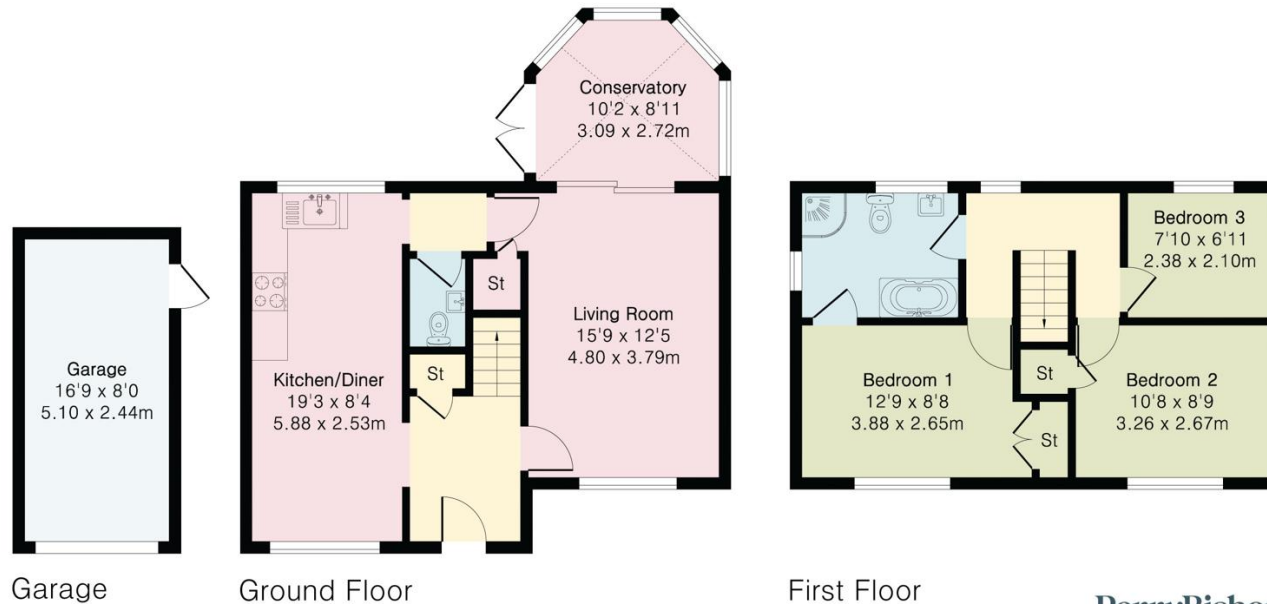


Approximate Gross Internal Area 1089 sq ft - 101 sq m (Including Garage)

Ground Floor Area 548 sq ft – 51 sq m

First Floor Area 407 sq ft – 38 sq m

Garage Area 134 sq ft – 12 sq m



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PROPERTY MADE PERSONAL



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