

Morestall Drive, Cirencester, Gloucestershire, GL7 1TF



Attractive four bedroom detached home • Cul-de-sac location • En-suite to principal bedroom • Conservatory • Two receptions areas • Utility room and cloakroom • Garage and driveway parking • Gardens • EPC D

Morestall Drive,

Cirencester, Gloucestershire, GL7 1TF

Key Features



4
Bedrooms



2
Bathrooms



2
Receptions

About the property

An attractive four-bedroom detached family home sitting in a select cul-de-sac in this popular residential area on the outskirts of Cirencester. The property is well-placed to be close to a wide range of amenities and facilities.

The accommodation briefly comprises of an entrance hall where the stairs lead to the first floor and a door to the cloakroom. The sitting room has a full-height brick fireplace with a wood burner and a door into the conservatory. The dining room has patio doors also leading to the conservatory, where you can sit, relax, and overlook the garden. The kitchen has a range of fitted units with integral appliances and the utility room has a door to the outside.

The first floor, the landing leads to four bedrooms and the main family bathroom which has a shower over the bath and a wash basin vanity unit. The principal bedroom has the added benefit of an ensuite shower room and a dressing area.

Outside there is an open plan garden to the front, and a driveway providing parking which leads to the garage. Pedestrian access to the garden, which is well-enclosed and has a good degree of privacy. There is a lawn area, flower/shrub borders, and a patio offering a place to entertain.

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.

Broadband and Mobile Coverage

For an indication of specific broadband and mobile speed and supply or coverage in the area we recommend the Broadband and mobile coverage checker - Ofcom.

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.

What 3 Words: [///casino.evenings.unafraid](#)

Services & Tenure

The tenure is Freehold.

Local Authority

Cotswold District Council

Council Tax Band: E

Our reference

CIR/JC/RN/24102024

We'd love to hear from you

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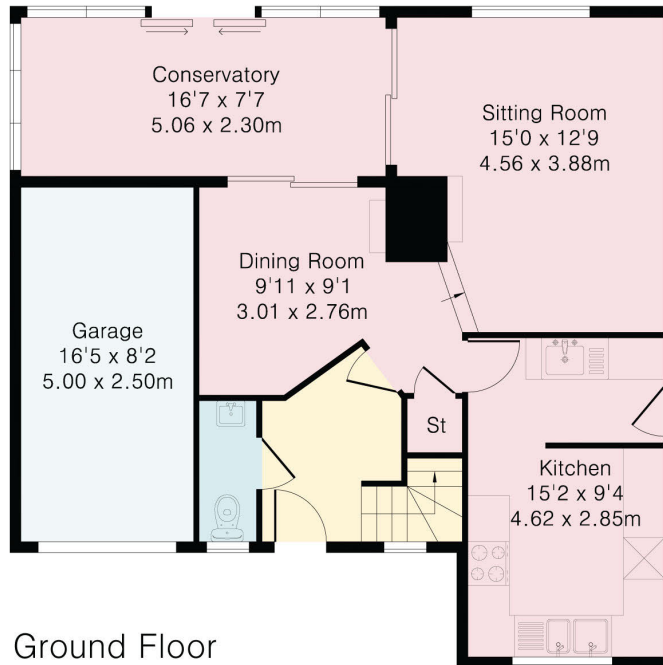




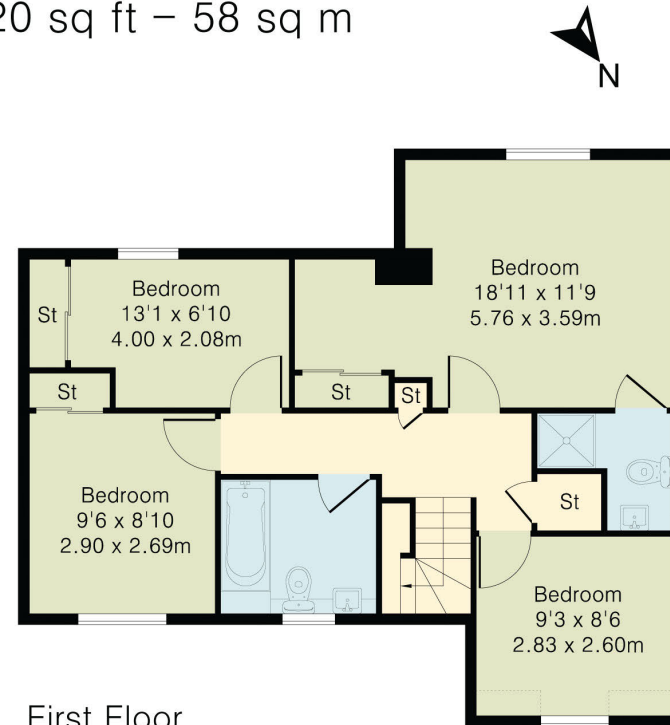
Approximate Gross Internal Area 1433 sq ft - 133 sq m

Ground Floor Area 813 sq ft – 75 sq m

First Floor Area 620 sq ft – 58 sq m



Ground Floor



First Floor



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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.

