

# PerryBishop

PROPERTY MADE PERSONAL

**The Emerson (Plot 37)** The Steadings, Cirencester, GL7 1TY



End of terrace • 3/4 Bedrooms • 2 Bathrooms • Primary with ensuite and fitted wardrobes • 1092 sq.ft of accommodation • Gardens together with 2 allocated parking spaces • Electric car charging facility • Eco friendly credentials

Asking Price **£495,000**

[perrybishop.co.uk](http://perrybishop.co.uk)   



Perry Bishop are excited to partner with Harper Crewe the outstanding developer who deliver innovative design, outstanding build quality, optimal returns and exciting spaces that people will enjoy living in The Steadings, HarperCrewe's new neighbourhood of 1, 2, 3, 4 & 5 bedroom new homes, offers you an opportunity to be part of a future-forward, design led community of ecohomes, with credentials that fulfil the Net Zero objective and exceed the new Future Homes Standards.

The Emerson Plot 37 is a meticulously designed three-bedroom home, offering a perfect blend of contemporary style and functionality.

**Ground Floor:** As you step into the home, you are greeted by a spacious and inviting open-plan kitchen and dining area, which seamlessly extends into the rear garden through elegant patio doors, creating a perfect space for both everyday living and entertaining. The kitchen is equipped with modern appliances and ample counter space, making meal preparation a pleasure. Adjacent to the kitchen is a cozy living room, ideal for relaxing with family and friends. Additionally, a convenient cloakroom on this level ensures practicality and ease of access.

**First Floor:** Upstairs, the property boasts two generously sized double bedrooms. The master bedroom is a true retreat, featuring a luxurious en-suite bathroom and fitted wardrobes, providing ample storage and a touch of sophistication. The second double bedroom offers flexibility for family, guests, or even as a home office. The third bedroom is a comfortable single, perfect for a child's room or study. A well-appointed family bathroom completes the upper level, offering convenience and modern amenities.

**Exterior:** Outside, the property includes allocated parking for two cars, ensuring hassle-free parking for residents and visitors alike. For eco-conscious homeowners, an electric charging facility is available, making it easy to keep electric vehicles charged and ready for use.

The Emerson Plot 37 is more than just a house; it's a place to call home, thoughtfully designed to cater to modern lifestyles with a focus on comfort, convenience, and sustainability.

#### Specification

- Symphony kitchen from their Gallery Range
- Blanco composite 1.5 bowl kitchen sink
- Warm white downlights to kitchen and bathrooms
- Tiling and flooring to wet areas
- Hangrohe brassware with Coolstart technology

- Roca sanitaryware
- Merlyn shower screens and enclosures
- Fitted, mirrored wardrobes to bedroom 1
- Air Source Heat Pump
- System 3 fans
- Waste water heat recovery
- Electric vehicle charging point
- Bicycle storage
- Bespoke timber front door
- PIR external lighting
- AEG appliances
- Quartz worksurfaces

Photos and Plot are of Show Home

#### 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, arts and craft centre, award winning museum, a theatre and a lovely outdoor swimming pool. Nearby there is golf, tennis, riding, football, rugby and cricket, and within the town a bowls club.

There are excellent primary and secondary state schools and a sixth form college campus. There are also good independent schools in the surrounding areas. The Royal Agricultural University is located just outside of the town and the area has numerous open green areas to visit for picnics and walks.

#### Directions

What3Words

///unclaimed/onwards/tallest

#### Services & Tenure

The tenure is freehold

#### Local Authority

Cotswold District Council

#### We'd love to hear from you

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