



Cherry Tree Drive, Cirencester, Gloucestershire.

Offers in Excess of £400,000



24 Cherry Tree Drive, Cirencester, Gloucestershire.

Directions

Please use the postcode GL7 1PJ or call the office at any time for detailed directions from your location.

Summary

An extended and beautifully presented three bedroom detached home in Cherry Tree Drive, a quiet close on the edge of Cirencester. The accommodation offers excellent flexibility, with a generous living room, large dining room, conservatory, refitted kitchen, ground floor shower room, family bathroom and three good bedrooms. Outside, there is driveway parking and a superb mature rear garden which is a real highlight of the property, with seating areas, storage and hot tub included.

Step inside

The entrance hall has been extended to create a welcoming and practical first impression, with stairs rising to the first floor and a useful additional area that could work brilliantly as a small home office, reading nook or somewhere to keep day-to-day life neatly tucked away. The main reception space is centred around a generous dining room, giving the ground floor a real sense of flow and flexibility. It sits at the heart of the home, with plenty of room for family meals, entertaining and everyday living. To one side, the living room is a lovely size, comfortable and well proportioned, with a feature fireplace providing a natural focal point. To the rear, the conservatory is accessed from both the living room and dining room, creating an excellent additional reception space and a wonderful place to enjoy the outlook over the garden. It gives the house another layer of usable space, whether as a sitting room, garden room or somewhere to unwind in the sunshine. The kitchen has been recently refitted and is a real practical strength of the home, with a smart range of storage, worktop space and built-in appliances. These include two fridges, a freezer, double oven, hob and hood, and dishwasher. A useful ground floor shower room completes the downstairs accommodation. Upstairs, the landing includes two handy cupboards, always welcome in a family home. There are three good size bedrooms, two of which benefit from built-in wardrobes, along with a family bathroom fitted with a bath with shower over, WC and wash hand basin.

Step outside

To the front, the property has driveway parking and a low maintenance garden area that enhances the look and setting of the home.

The rear garden is a real highlight. Mature, well planted and thoughtfully arranged, it has a wonderful sense of privacy and interest, with attractive borders, established shrubs and a choice of seating areas. It is the kind of garden that has clearly been loved, with different spaces to sit, entertain, potter or simply enjoy.

There are also useful storage solutions, making the outside space as practical as it is pretty, while the hot tub is included within the sale price. From morning coffee to summer evenings, there really is something here for everyone.

Area insight

Cherry Tree Drive is a quiet and established close on the edge of Cirencester, well placed for those who want a peaceful setting without feeling cut off from the town. Cirencester's excellent range of shops, cafés, schools, restaurants and everyday amenities are all within easy reach.

Head the other way and you are effectively towards Siddington, with its village pub, primary school, shop, post office and countryside walks close by. The Cotswold Lakes are also within easy reach, offering watersports, lakeside walks, leisure facilities and plenty of weekend appeal. It is a great position for buyers wanting the best of both worlds, town convenience in one direction and village/countryside lifestyle in the other.

Viewing

Viewing is available by appointment 7 days a week. Please call your local office to arrange.

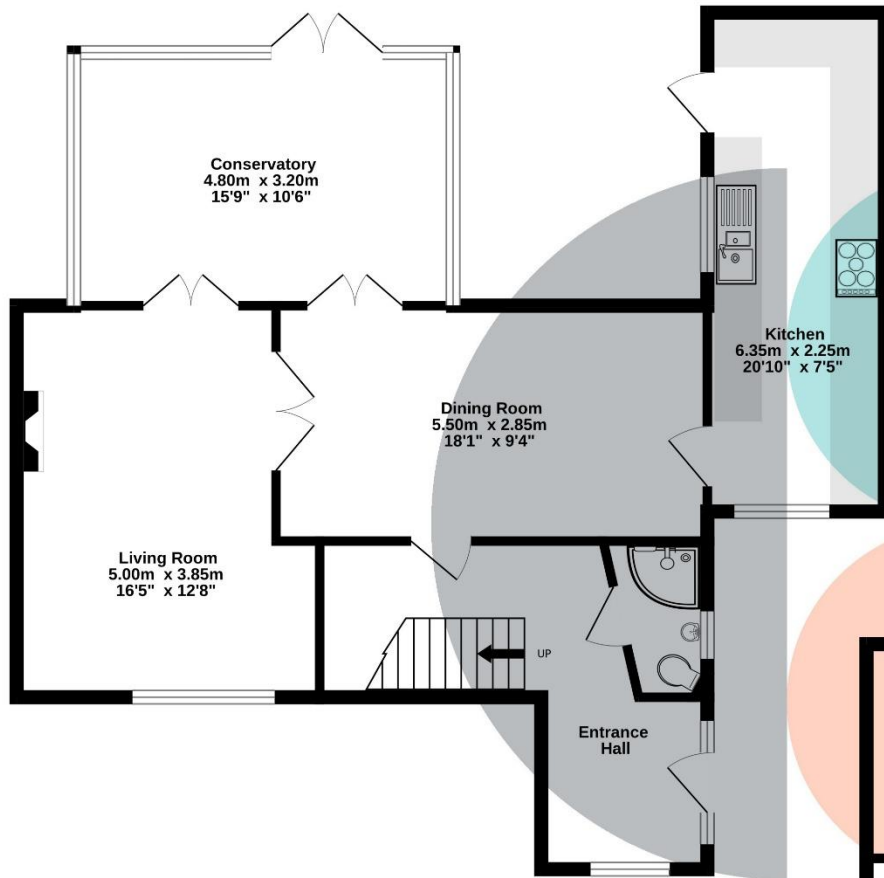
Additional services

As a local family business, we have built relationships with many other local companies and are therefore happy to provide referrals for conveyancing, financial advisor, contractors, and anything else you may require.

Agents Note

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor have we tested any services, appliances or any specific fittings at the property. Room sizes should not be relied upon for carpets and furnishings.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1ST FLOOR

