

3 LARISSA GATE

Stratton, Cirencester, Gloucestershire GL7 2NJ



MOORE ALLEN
& INNOCENT



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An attractive detached character-built house occupying a privileged location set in a private corner plot, bound by mature planting. This well-designed family home enjoys light spacious accommodation, with the main living areas all adjoining creating a great flow to the ground floor and a wonderful entertaining space. Well-presented throughout this lovely family home offers a very comfortable living environment.

OFFERS IN EXCESS OF
£650,000



From the gravel driveway steps lead up passed the lawned garden to a central open porch, where the front door opens into the hallway. Beautiful oak flooring adds warmth, stairs lead to the first floor and provide storage beneath.

A study is located to the front, this can also create a child's playroom or snug. The generous sitting room has a central fireplace that houses a coal effect gas fire and glazed French doors opening to the formal dining room to the rear. A further set of French doors open into to the kitchen.

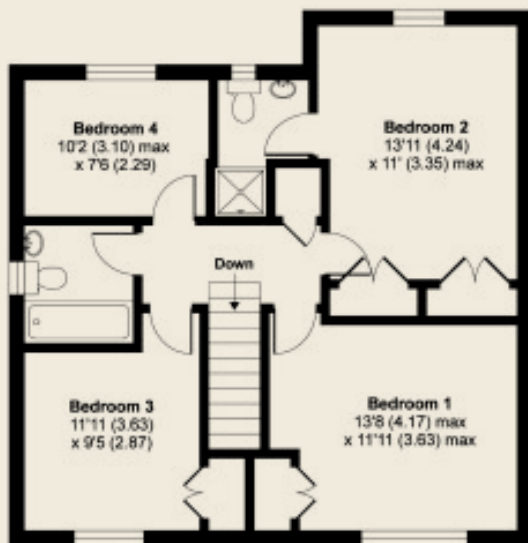
The comprehensively fitted kitchen has a wide range of soft cream shaker style units complemented by dark laminate worktops, including a breakfast bar for casual dining. There is also space to accommodate soft seating and french doors opening onto the patio and garden beyond. The ceramic tiled flooring benefits from underfloor heating as does the rest of the ground floor. The quality integrated appliances include a dishwasher, fridge/freezer and a NEFF electric double oven, five ring gas hob and extractor.

The neighbouring utility room is a very functional space for a family home, with a sink, plumbing for a washing machine and also a cloakroom.

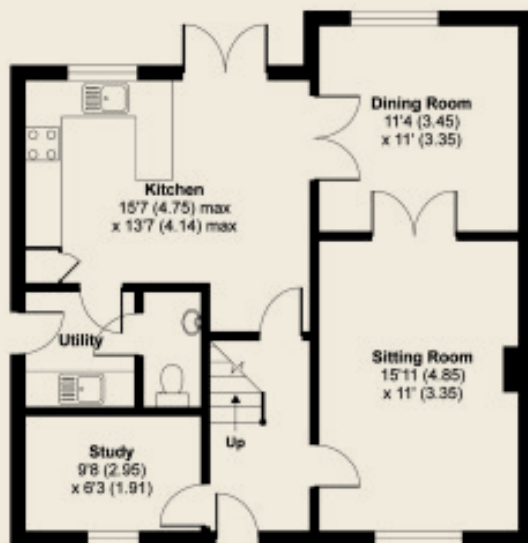
To the first floor, landing with loft access and airing cupboard. A large principal bedroom with two sets of built-in double wardrobes and an en-suite shower room. There are two further double bedrooms both benefitting from built-in wardrobes and a fourth bedroom, a generous single room. A modern design family bathroom of three piece white suite.

The garden is mainly laid to lawn, with an established back drop of mature trees creating a sheltered environment. The paved patio creates the perfect space for outside entertaining. The garden flows around to the side, where there is access to the double garage.





FIRST FLOOR



GROUND FLOOR

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PROPERTY INFORMATION

Services: All mains services are connected to the property with gas fired central heating feeding an underfloor system to the ground floor and radiators to the first floor. EPC (tbc).

Outgoings: Council Tax Band 'F' 2021/22 charges £2,824.18.

Local Authority: Cotswold District Council, 01285 623000.

Tenure: Freehold offering vacant possession upon completion.

DISCLAIMER

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. Made with Metropix ©2016

