



GRANT FRASER
TOWN & COUNTRY



16a Kingshill, Cirencester, Gloucestershire, GL7 1DE
Guide price £450,000



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Located in a cul-de-sac in the area of Kingshill, Cirencester, this newly built detached bungalow offers a perfect blend of modern living and convenience. With two well-proportioned bedrooms and a stylish shower room, this property is ideal for those seeking a comfortable and low-maintenance home.

As you enter, you will be greeted by a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The bungalow boasts underfloor heating throughout, ensuring a cosy environment during the colder months. The triple glazing, air source heat pump and electric solar panels contribute to energy efficiency, making this home both environmentally friendly and economical.

The property features a gated driveway, providing security and privacy, along with an electric car charger installed for your convenience. With a 10-year guarantee, this property promises peace of mind for years to come.

Situated just a 1.4-mile walk from the town centre, residents can enjoy easy access to a variety of boutique shops, cafes, and local amenities. For those who require transport links, Kemble train station is nearby, offering convenient connections to larger cities. Additionally, the bungalow is ideally located 16.5 miles from both Swindon and Cheltenham, making it a perfect base for commuters or those who wish to explore the surrounding areas.

Description

Comprising entrance hall, lounge/kitchen/diner, two bedrooms and shower room. The entrance hallway has a handy store cupboard offering space for jackets and shoes. There is a second cupboard housing the hot water tank and offering traditional airing cupboard space. Doors lead into all rooms from the hallway. The lounge kitchen diner is triple aspect with bi-fold doors out to a patio in the rear garden. The kitchen area overlooks the front of the property and benefits from built in washing machine, dishwasher, oven, hob and fridge freezer. There is space for a dining table and lounge area. To the other end of the hallway can be found the two bedrooms, both with built in wardrobes and views of the gardens with the shower room situated between the two bedrooms.

Outside a five bar gate provides access over neighboring land upto another five bar gate providing access to the private driveway of the bungalow, there is then space for at least two vehicles to park with further additional tandem space available. There is a electric charging point (Zappy) already installed and ready to use. The bungalow has gardens to three sides and benefits form a tin store and secluded area for a potential greenhouse.

Services: we are informed mains electric, water and sewage. The property benefits from privately owned solar panels that feed back to the grid to provide additional income in addition to providing electricity to the property. Heating is provided by an electric air source heat pump feeding hot water to the piped underfloor heating, which benefits from individual room thermostats. An electrically heated hot water tank provides the hot water to the property. We understand the property has broadband internet available at an approximate speed of 70 Mbps.

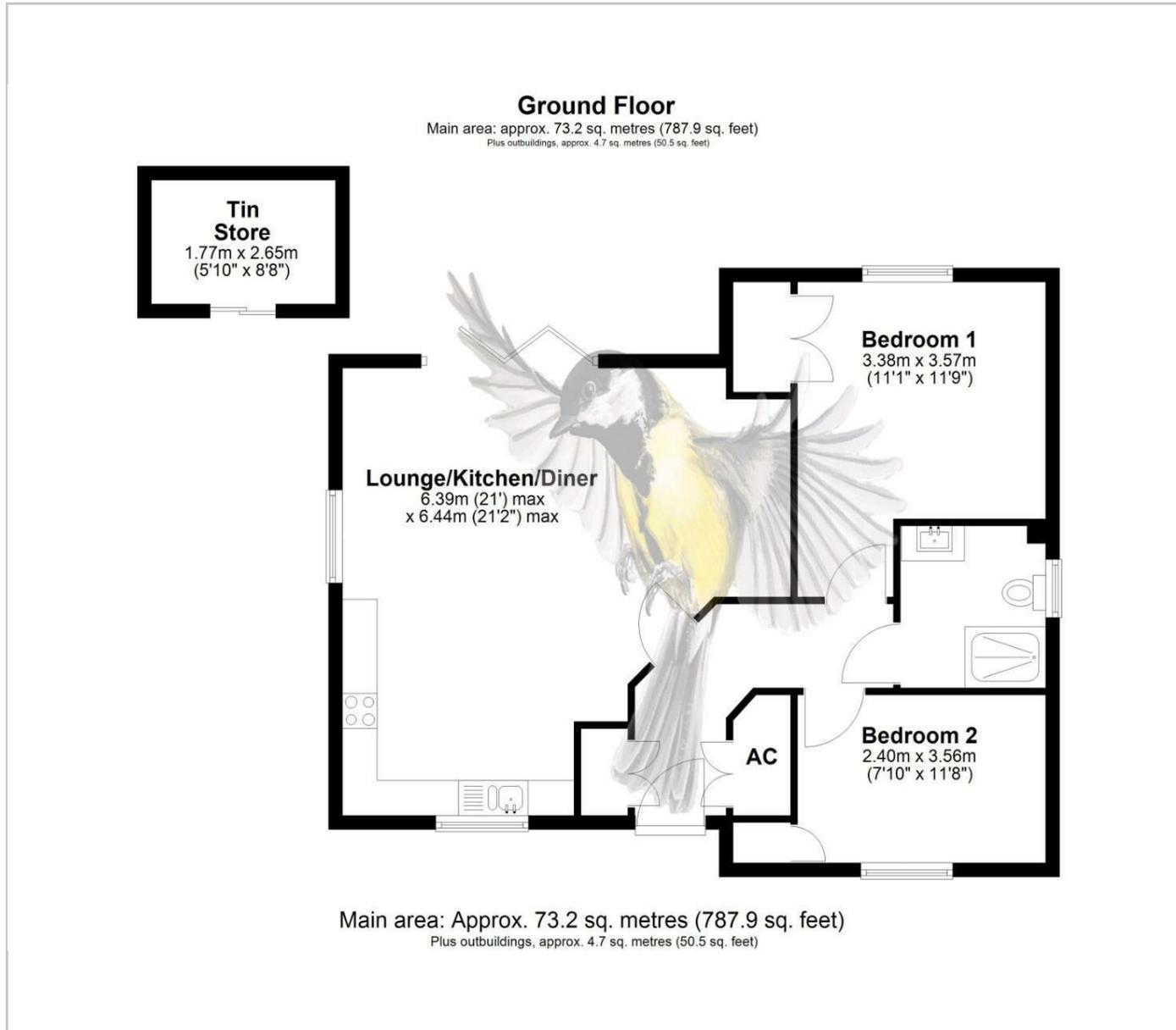


Situation

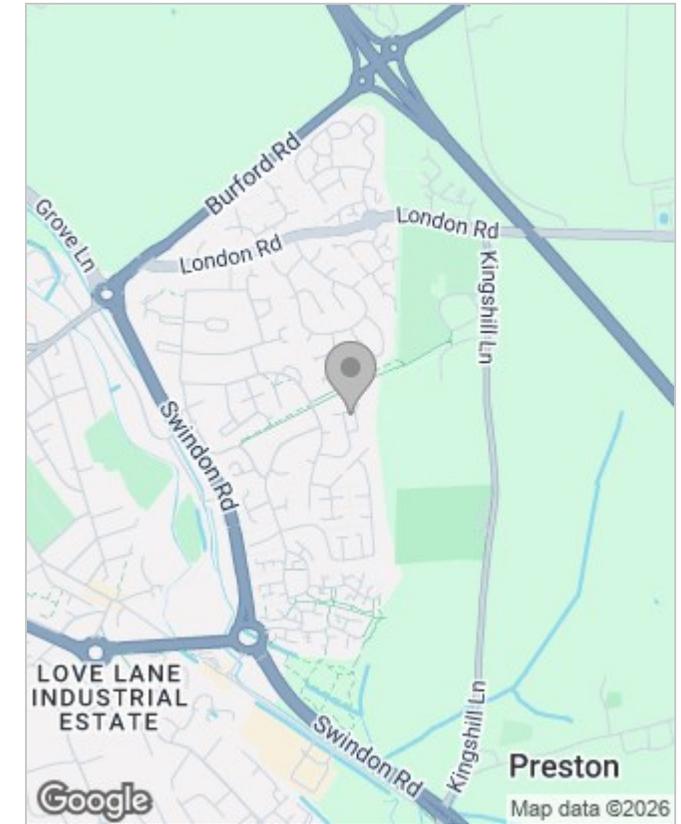
Cirencester is a quintessentially English Cotswold market town, located 16.5 miles from both Swindon and Cheltenham. The Cotswold Water Park with 180 lakes, stretching across 40 square miles, are located 5.5 miles to the south. The area is surrounded by picturesque Cotswold countryside in addition to offering various parks and lakes within the town itself. Cirencester High Street offers a wide variety of boutique and main name shops, butchers, restaurants, cafes and pubs. Cirencester benefits from doctors and dentist surgery. The town has regular bus services and provides good road communications via the A419 southbound to London via the M4 and northbound to Birmingham via the M5. Train links to all major destinations are also available from Kemble (6.5 miles) and Swindon (16.5 miles).



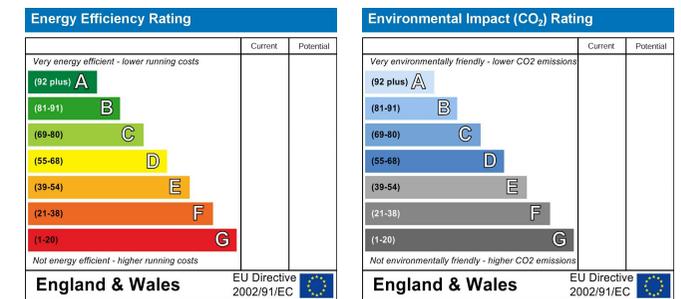
Floor Plans



Area Map



Energy Performance Graph



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