



24 MALLARD CRESCENT  
Bourton-on-the-Water | Cheltenham | GL54 2RT

HUGHES **HS** SEALEY



# Welcome to...

## 24 MALLARD CRESCENT

Welcome to 24 Mallard Crescent, a lovely three-bedroom, semi detached home, constructed in 2016 by Messrs Bloor Homes. Well presented throughout, the home enjoys a good level of accommodation across the two floors and is further complimented by driveway parking for multiple vehicles, a single garage and an enclosed rear garden.

Bourton-on-the-Water provides for everyday amenities such as banks, libraries, shops and restaurants. The larger centres of Cheltenham and Cirencester provide more extensive cultural, shopping and leisure facilities.

There is an excellent range of private and state schools in the area including Kitebrook at Moreton-in-Marsh, Cheltenham College and Cheltenham Ladies College in Cheltenham and an excellent range of schools in and around Oxford. The Cotswold School, which achieved academy status in 2010, is situated in Bourton-on-the-Water and its excellent academic reputation attracts students from across the Cotswolds.

Sporting opportunities in the area including fishing and shooting. There are golf courses at Naunton Downs, Burford and Lyneham plus National Hunt Racing at Stratford-upon-Avon and Cheltenham. There are fine local walks via an abundance of bridleways and footpaths for the horse riding and walking enthusiast.

There is fast access to Oxford and London via the A44/M40 or the mainline stations at Kingham and Moreton-in-Marsh serving Oxford, London/Paddington and the Midlands.

Returning to the property, the home enjoys a welcoming entrance hall which in turn leads to the living room. The room is spacious and light due to the large window at the front of the home. To the rear of the property is a well-appointed kitchen/dining room which offers a wealth of units which sit alongside a host of integrated appliances. French doors at the head of the room give access into the rear garden.

Completing the ground floor is a cloakroom and utility area.

Upstairs are three good sized bedrooms with the master bedroom benefiting from mirror fronted, fitted wardrobes and a three-piece, en suite shower room. Bedroom two is a double room whilst bedroom three is a single room. Completing the property's accommodation is the three-piece family bathroom.

















# Explore outside...

## 24 MALLARD CRESCENT

Externally is a driveway to the side of the property allowing off road parking for two/three cars. The driveway in turn gives access to the single garage. To the rear of the property is an enclosed garden that enjoys paved terracing and lawns.

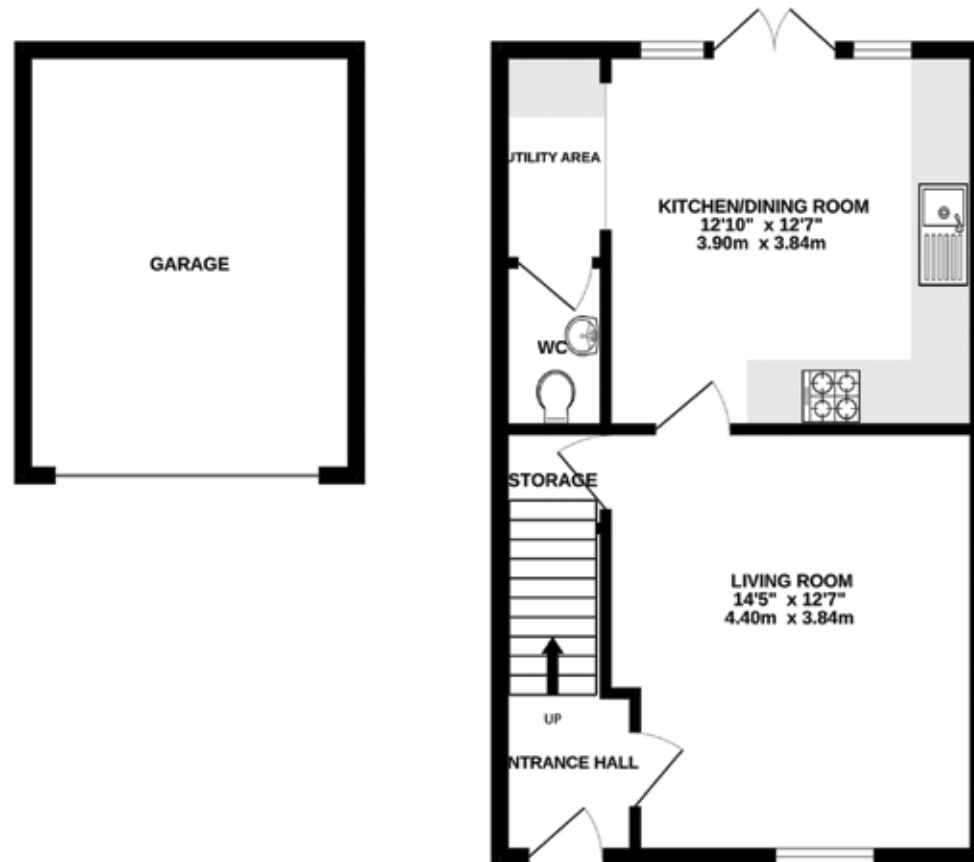
- Three-bedroom semi detached home, built in 2016 by Messrs Bloor Homes
- Well presented, the home is ready to move into and enjoy
- Located within close proximity to local shops and schooling
- Entrance hall, cloakroom, utility area and living room
- Kitchen/Dining room with French doors giving access to the garden
- Master bedroom with fitted wardrobes and en suite shower room
- Bedroom two, a double room. Bedroom three, a single room. Family bathroom
- Driveway parking leads to single garage
- Enclosed rear garden offering paved seating area and lawns
- A property that comes with a high recommendation to view

### DIRECTIONS

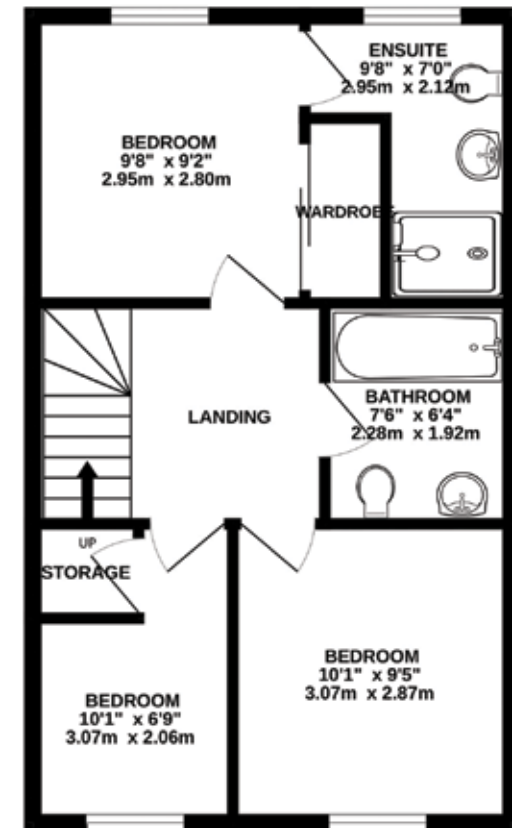
To locate the property, please enter the following postcode: GL54 2RT. Upon arrival, the property can be located by our For Sale sign.



**GROUND FLOOR**  
602 sq.ft. (55.9 sq.m.) approx.



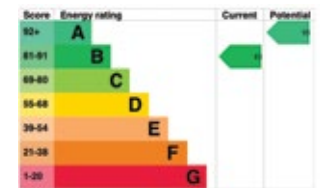
**1ST FLOOR**  
440 sq.ft. (40.9 sq.m.) approx.



**TOTAL FLOOR AREA : 1042 sq.ft. (96.8 sq.m.) approx.**

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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