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## 18 Meadow Close Golden Valley, Cheltenham GL52 OTZ

- Impressive Detached Family House
- Immaculate Presentation Throughout
- c. 16' x 12' Sitting and Dining Room
- Modern 10' Kitchen with Oven & Hob
- Three Bedrooms of 12', 9' & 9' x 6'5
- Modern Bathroom Suite + Shower
- Off Road Parking & 17' GARAGE
- Feature 40' x 35' Landscaped Garden

**Region of £340,000 & NO CHAIN**

*Nicely Situated Golden Valley Detached with Garage & Feature Dual Aspect 40' x 35' Garden with Sunny Aspect...*

*Entrance Lobby with Storage, c. 16' x 12' Sitting & Dining Room with Garden Outlook, Modern 10' Fitted Kitchen...*

*1<sup>st</sup> Floor... Three Bedrooms (12', 9' & 9') and Modern Bathroom Suite with Shower...*

*Also Double Glazing, Gas Central Heating, Cavity Wall Insulation plus Garage and Parking Space.*



## ENTRANCE AREA

Side aspect steps up to double glazed front door with matching full height window with adjacent wall mounted lantern style light.

## ENTRANCE LOBBY

**5' 10" x 5' 5" (1.78m x 1.65m)**

Stairway rising to the first floor. Parquet effect flooring. Door to walk-in cloaks / storage cupboard. Double panel radiator, power points, telecom point. Open doorway to kitchen plus panelled door to...

## SITTING ROOM & DINING ROOM

**16' 4" x 12' 0" (4.97m x 3.65m)**

Ample space for seating and family size dining table. Rear aspect double glazed window and door to garden terrace. Dual radiators, power points, TV point. Pendant light point.

## FITTED KITCHEN

**10' 4" x 8' 2" (3.15m x 2.49m)**

Range of light wood eye, base and drawer units, granite effect work surfaces, space for breakfast bar with stool, natural stone tile splash-back areas, inset stainless steel sink and drainer with mono tap. Inset 'Bosch' branded oven, ceramic hob and extractor hood. Space for full height fridge freezer, plumbing and space for washing machine, power points, front aspect double glazed window, parquet effect flooring, rack of ceiling spotlights. High level electrical consumer unit, single panel radiator.

## FIRST FLOOR LANDING

**8' 6" x 3' 4" (2.59m x 1.02m)**

Panelled Doors to bedrooms and bathroom. Ceiling hatch (with pull down ladder) to boarded and insulated loft space. Power points, pendant light point.

## BEDROOM ONE

**12' 3" x 9' 8" (3.73m x 2.94m)**

Rear aspect double glazed window. Sizeable built-in wardrobe/ storage with sliding doors. Radiator, power points, TV point, pendant light point.

## BEDROOM TWO

**9' 2" x 8' 6" (2.79m x 2.59m)**

Front aspect double glazed window, radiator, power points, telecom point, pendant light point. Double doors to built-in storage/ wardrobe (also housing 'Worcester' branded gas boiler)

## BEDROOM THREE

**9' 5" x 6' 5" (2.87m x 1.95m)**

Rear aspect double glazed window, radiator, power points, TV point, pendant light point.

## BATHROOM SUITE

**7' 0" x 5' 8" (2.13m x 1.73m)**

Panelled 'P' bath with wall mounted 'Mira' branded shower system and fitted curved glass shower screen. Wash basin and W.C inset to corner vanity unit. Fully tiled splash-back areas. Chrome ladder style heated towel rail/ radiator, pendant light point, front aspect opaque double glazed window.

## OUTSIDE: FRONT & SIDE ASPECTS

The property is approached and flanked by mature lawn/ gardens that continue along the side of the property and several feet in front of the main garden wall to the side and rear. The lawned areas feature an abundance of mature planting plus side aspect pedestrian access to entrance area, gated side/ rear access. Also tarmac drive/ parking space that leads to...

## INTEGRAL GARAGE

**16' 10" x 70' 10" (5.13m x 21.57m)**

Metal 'up & over' door, power, lighting and some fitted storage.

## REAR GARDEN

**40' 0" Max. x 35' 0" Max. (12.18m x 10.66m)**

A real feature of the property is the walled dual aspect garden that enjoys all day sunshine and a degree of privacy. Nearest the property is a full width flagstone sun terrace with steps rising to main section of lawn with mature planted borders and further rear sited sun terrace/ seating area that takes perfect advantage of late afternoon/ evening sunshine.

## TENURE

Freehold.

## SERVICES

Mains Gas, Electricity, Water and Drainage are connected.

## COUNCIL TAX

Band 'D'

## VIEWING

By prior Appointment via Sam Ray Property

