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8 Colesbourne Road Benhall, Cheltenham GL51 6DL

- Immaculate, Extended Semi Detached
- Three Bedrooms of 13', 11' & 10' x 6'
- Hall to 13' Front Aspect Sitting Room...
- Recently Installed Bathroom Suite
- 10' Dining Room opens to 8'5 Sun Room
- Generous Block Paved Driveway
- Upgraded Kitchen and Dedicated Utility
- Perfect Due South Facing 48' Garden

Offers in the Region of £375,000

Immaculate, Extended Three Bedroom Chalet Style Semi Detached with Ample Parking and Due South Facing Rear Garden...

Internally; Airy 16' Porch/ Hall, 13', Sitting Room, 10' Dining to 8'5 Garden Room, Recently Upgraded Kitchen & Utility...

Upstairs; Three Bedrooms (13', 11' & 10') with 'Sharps' Furniture to Master plus Recently Installed Bathroom Suite...

Also Modern GCH System (recent boiler) & Upvc Double Glazed Windows and External Doors.

Entrance Area

Wall mounted lantern style light, step up to double glazed traditional style composite front door.

Entrance Porch & Hall

15' 9" x 5' 11" (4.80m x 1.80m)

Inset bristle door mat, triple aspect opaque double glazed windows, recessed ceiling spotlights. Open to...

Entrance Hall

Engineered oak flooring, radiator, double power points, 'Virgin' & 'BT' points, pendant light point. Stairway rising to the first floor. Access to under-stairs storage (also housing gas, electric meters plus consumer unit) Paneled doors to kitchen and...

Sitting Room

13' 0" x 10' 4" (3.96m x 3.15m)

Front aspect double glazed picture window. Focal point wall mounted flame effect electric fire. Double panel radiator, pendant light point, ceiling coving, 'Virgin Media' connection TV point, power points.

Dining Room

10' 7" x 9' 0" (3.22m x 2.74m)

Space for family size dining table, double radiator, power points, pendant light point. Open arch to...

Snug / Garden Room

8' 1" x 8' 5" (2.46m x 2.56m)

Garden aspect double glazed french doors leading sun terrace, power points, double panel radiator, pendant light point, TV point.

Fitted Kitchen

10' 8" x 7' 4" (3.25m x 2.23m)

A recently upgraded kitchen with range of light wood effect eye, base and drawer units with stone effect work surfaces and color tile splash backs. Under unit preparation lighting. Two glass fronted display cabinets with lighting. 1.5 bowl composite sink and drainer with mono tap. Inset 'Neff' branded oven, electric hob and matching extractor hood. Space for full height fridge/ freezer. Power points, quarry tile style flooring, rack of ceiling spotlights, side aspect double glazed window. Space saving folding door to dining room and open doorway to...

Utility Room

8' 5" x 7' 5" (2.56m x 2.26m)

Matching range of eye and base level light wood units, laminate work surfaces, colour tile splash-back areas, plumbing and space for washing machine and dishwasher, venting and space for tumble dryer. Quarry tile style flooring, rack of ceiling spotlights, power points, double panel radiator, rear aspect double glazed window and side aspect double glazed door.

First Floor Landing

6' 6" x 6' 5" (1.98m x 1.95m)

Side aspect double glazed window. Ceiling hatch with ladder to - recently insulated and boarded - loft space with lighting. Doors to bedrooms and bathroom.

Bedroom One

13' 7" x 10' 0" (4.14m x 3.05m)

Front aspect double glazed window, power points, radiator, pendant light point. Full length run of 'Sharps' branded built-in wardrobes and storage with matching bedside/ drawer units.

Bedroom Two

11' 5" x 10' 0" (3.48m x 3.05m)

Rear aspect double glazed window, power points, double panel radiator, pendant light point. Door to cupboard housing 'Worcester' boiler plus further storage.

Bedroom Three

10' 6" x 6' 5" (3.20m x 1.95m)

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

Re-fitted Bathroom

7' 2" x 7' 2" (2.18m x 2.18m)

Contemporary white suite featuring 'Jacuzzi' bath with mixer shower system and folding glass shower screen. Wash basin and W.C inset to vanity unit. Fully tiled walls/ splash-backs, single panel radiator, chrome ladder style heated towel rail, dark oak effect vinyl flooring, rear aspect opaque double glazed window.

Outside: Front Aspect

A neat block paved driveway provides comfortable off road parking along with pedestrian access to entrance area and iron gates leading alongside of property to rear garden.

Rear Aspect

48' 0" x 27' 0" (14.62m x 8.22m)

A sunny due south facing garden that is fully enclosed by timber panel fencing. Nearest the property is a full width flagstone sun terrace with steps up to a neat rectangle of level lawn with some border planting. Also a relatively open outlook (backing onto the junior school) and sizeable (8'3 x 7'8) timber garden shed (with pitched roof and windows)

Tenure

Freehold.

Services

Mains Gas, Electricity, Water and Drainage are connected.

Council Tax

Band 'D' £1955.52 for 2022-23

Viewing... By prior appointment via Sam Ray Property

