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## Poppins, Farmfield Road Cheltenham GL51 3RD



- Sizeable Extended Bungalow
- Modern Contemporary Styling
- Generous 43' Frontage/ Drive
- Ideal 96' S/W Oriented Garden
- Stunning 22' Open Plan Area...
- Inc. Kitchen, Dining & Living Rm
- Two Bedrooms (15' & 9'6 x 9'6)
- Luxury Oversize Bathroom Suite

**£415,000**

***Professionally Extended Bungalow with Impressive Contemporary Styling...***

***Covered Porch, 10' Hall, 2 Bedrooms (15', 9'5) Luxury 4 Piece Bathroom & 'Show Stopper' c. 25' x 22' Living/ Kitchen/ Dining Areas with Vaulted Ceiling + 11' Bi-folds to 95' x 30' Garden!***

***Also 43' Block Paved Frontage for Ample Parking, High Efficiency Heating, Double Glazing plus More Recent Electrical Rewire...***

***Viewing is Recommended***



### Entrance Area

Covered entrance area with recessed lighting, wall mounted motion sensor light. Opaque glazed security door to...

### Entrance Hall

10' 5" x 3' 0" (3.17m x 0.91m)

Gray oak effect flooring, radiator, power points. Ceiling hatch with ladder to insulated and fully boarded loft space (also housing 'Worcester 37 CDI' gas boiler) door to built-in storage (also housing electric system 'consumer unit') Panelled doors to bedrooms and...

### Living Room

14' 9" x 12' 2" (4.49m x 3.71m)

Contemporary style vertical radiator, recessed ceiling spotlights, range of power points, TV/ media outlets, space for i.e. sizeable corner sofa. All open to...

### Open Plan kitchen/ Dining/ Garden Room...

22' 0" x 18' 9" (6.70m x 5.71m) Max.

### Kitchen Area

Range of colour coded eye, base and drawer units (with 'soft close' and preparation lighting) substantial white granite effect work surfaces and splash-back. Inset granite composite sink and drainer with swan neck hose tap. Inset dual electric ovens with five burner gas hob, matching splash-back and extractor hood over. Plumbing and space for cupboard concealed full size washing machine and dryer. Integrated 'Smeg' branded dishwasher. Plumbing and space for American style double fridge/ freezer. Grey oak effect flooring, recessed ceiling spotlights, run of 'hanging' pendant lights, dual double glazed skylight windows, rear aspect double glazed window, side aspect double glazed door. All open to...

### Dining Area

Continuation of dark oak flooring, c. 11'5 double glazed bi-fold sliding doors open to rear garden, radiator, power points, vaulted ceiling with dual double-glazed skylights and recessed ceiling spotlights.

### Bedroom One

15' 4" x 10' 4" (4.67m x 3.15m)

Front aspect double glazed picture window, radiator, power points, pendant light point and recessed ceiling spotlights.

### Bedroom Two

9' 6" x 9' 6" (2.89m x 2.89m)

Front aspect double glazed picture window, radiator, power points, media connections and pendant light point.

### Bathroom Suite

11' 2" x 8' 10" (3.40m x 2.69m)

Luxury Contemporary Styled Bathroom featuring 'double wave' handwash basins inset to vanity unit. Mirrored cabinet with sensor light. Panelled bath with mixer/ shower attachment. Glazed shower cubicle with 'cloudburst' shower head. 'Back to wall' WC with soft close. Porcelain tile flooring, recessed ceiling spotlights, ceiling extractor, two contemporary vertical towel rail/ radiators and side aspect opaque double glazed window.

### Outside: Front Elevation

43' 0" x 30' 0" (13.10m x 9.14m)

Sizeable block paved driveway with comfortable parking for three vehicles. This area is flanked by section of maintenance free stone chip. Nearest the property is neat timber bin and recycling store plus pedestrian access to main entrance porch and gated side access (with wall lights) to rear garden. Also vendor advises that all mains service pipes to the property have also been replaced (to future proof)

### South / West Facing Rear Garden

96' 0" x 30' 0" (29.24m x 9.14m)

A real feature of the property; one of the largest gardens in the area, landscaped and facing ideal South/West – and not particularly overlooked.

Nearest the property is a sizeable full width flagstone seating area which, in turn leads to a generous rectangle of level lawn. A paved pathway leads, along the side of the property to rear section that incorporates bespoke timber framed gazebo BBQ / entertainment area plus large timber storage/ work outbuildings with pitched roof, lighting and own power circuit.

The garden is fully enclosed by sturdy timber close board/concrete post fencing plus further wall lights, outside water supply and external power supply.

### Tenure

Freehold.

### Services

Mains Gas, Electricity, Water and Drainage appear connected.

### 'Nest' Integration

Vendor advises full 'Nest' integration of heating thermostat, doorbell, smoke and carbon monoxide alarms – all controlled by app.

### Upgraded Service Piping

Vendor advises that all mains service pipes to the property have been replaced (to future proof) whilst installing the block paved drive.

### Council Tax

Band 'C' for 2023/24.

