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## 30 Studland Drive Prestbury, Cheltenham GL52 5BT

- Sizeable Extended Semi Detached
- Over 1300 sq. ft of Accommodation
- Porch, Hall, DS Cloakroom & Utility
- 14' Sitting Room to 10' Dining/Family
- Centrepiece 16' x 15' Kitchen/ Dining
- Four Bedrooms (15', 14', 10' & 8' x 7')
- Recent Bathroom & Master Ensuite
- Double Glazing & Gas Central Heating
- Block Drive to 16' Integral GARAGE
- Mature Approx. 55' x 35' Rear Garden

**£500,000**

***Recently Extended 1930's Style Prestbury Village Semi Detached...***

***Now with Four Bedrooms, Three Bathrooms, Sizeable Receptions and Centrepiece 16' x 15' Kitchen/ Dining/ Family Room...***

***16' Garage, Parking and Mature 45' x 35' Garden...***

***Sought After Location Retaining the Village 'Feel' with Quality Schools & Range of Local Amenities.***

## Entrance Area

Covered Porch to traditional style part glazed front door to...

## Entrance Hall

Ceramic tile floor, single panel radiator, power points, pendant light point. Stairway rising to the first floor. Access to under stairs storage (also housing electrical consumer unit) Panelled doors to reception areas, kitchen/ family room and door to...

## Downstairs Cloakroom

2' 8" x 6' 0" (0.81m x 1.83m)

Period style wash basin, single panel radiator, pendant light point, low flush W.C. Oak flooring.

## Sitting Room

14' 1" x 10' 11" (4.29m x 3.32m)

Focal point fireplace with 'multi-fuel' burner inset, slate hearth and oak mantle. Front aspect double glazed bay window, power points, single panel radiator. Open arch to...

## Dining / Play Room

9' 10" x 9' 9" (2.99m x 2.97m)

Rear aspect double glazed picture window. Space for i.e. family size dining table, single panel radiator, power points. Panelled door to & from main entrance hall.

## Kitchen/ Dining & Family Room

15' 10" x 15' 6" (4.82m x 4.72m)

A comprehensive range of base and drawer and full height units; each with 'soft close' mechanism. Additional fitted shelving. Solid oak work surfaces with tile splash-back areas. Space and connection for full size 'range' style cooker with matching stainless steel extractor hood over. Inset dish-washer. Central island unit with matching oak work surface, inset 'belfast' style sink with mono tap plus base level storage units and shelving. Power points, double panel radiator, recessed ceiling spotlights, dual double glazed skylight windows, solid oak flooring. Double glazed french doors and windows with garden aspect. Panelled door to...

## Utility Room

7' 5" x 5' 0" (2.26m x 1.52m)

Matching eye and base level units, solid beech wood work surface, 1.5 bowl stainless steel sink and drainer, tile splash-back areas, power points, plumbing and space for washing machine, pendant light point, travertine tile flooring, side aspect double glazed window. Personal door to garage.

## Frist Floor Landing

Gallery landing with panelled doors to bedrooms and family bathroom suite plus door to linen cupboard. Ceiling hatch to insulated and part boarded loft space. Pendant light point.

## Bedroom One

16' 6" x 8' 1" (5.03m x 2.46m)

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

## Ensuite Shower Room

7' 4" x 3' 10" (2.23m x 1.17m)

Rear aspect opaque double glazed window. Fully tiled double shower cubicle with 'Mira' shower system and fixed 'cloud burst' shower head. Wash basin inset to vanity unit, low flush W.C, chrome ladder style heated towel rail, travertine stone tile flooring.

## Bedroom Two

14' 0" x 9' 8" (4.26m x 2.94m)

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

## Bedroom Three

9' 11" x 9' 4" (3.02m x 2.84m)

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

## Bedroom Four

7' 10" x 7' 0" (2.39m x 2.13m)

Front aspect double glazed bay window, built-in wardrobe/ storage unit, power points, radiator, pendant light point.

## Family Bathroom

7' 3" x 4' 4" (2.21m x 1.32m)

Panelled bath with folding glass shower screen and wall mounted 'Mira' shower system. Semi pedestal wash basin, low flush W.C, tiled splash-back areas with mosaic dado level detail, chrome heated towel rail/ radiator, pendant light point, rear aspect opaque double glazed window.

## Outside: Front Aspect

A neat block paved gravel driveway - with some border planting - provides parking for two/ three vehicles and access to...

## Integral Garage

16' 9" x 7' 8" (5.10m x 2.34m)

Metal 'up & over' door, power, lighting, wall mounted 'Vaillant' branded gas boiler.

## Outside Rear Aspect

55' 0" x 35' 0" (16.75m x 10.66m) Max.

A mature, mainly lawned garden - with some inset and border planting - that is fully enclosed by close board fencing. Paved pathway leads to rear section of raised timber decking/ seating area plus path to timber garden shed.

## Tenure

Freehold.

## Services

Mains Gas, Electricity, Water and Drainage are connected.

## Council Tax

Band 'D'

## Viewing

By prior appointment via Sam Ray Property

