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8 Lambert Close Shurdington, Cheltenham GL51 4SR

- Extended Semi-Detached Bungalow
- Attractive Frontage, Ample Parking
- 15' Sitting Room to 12' Dining Area
- 14' Fitted Kitchen & 13' Conservatory
- 2 Double Bedrooms of 14' & 10'
- Modern Bathroom with Shower
- Mod. DG, Gas C.H & Cavity W.I
- Landscaped 60' x 40' Gardens

£345,000

Nicely Situated Extended Semi-Detached Bungalow with Ample Parking, Detached Garage & Feature 65' x 40' Landscaped Garden...

The Generous Interior includes: 17' Hall, 15' Sitting Rm, 12' Dining Area, 14' Fitted Kitchen, 13' Conservatory, Modern Bathroom & Two Good Bedrooms (14' & 10') ...

Also, Modern Double Glazing, Gas Central Heating and Cavity Wall Insulation...



No Onward Chain

ENTRANCE AREA

Covered porch with wall mounted courtesy light. Part glazed composite front door to...

ENTRANCE HALL

16' 10" x 4' 7" (5.13m x 1.40m) Max

Radiator, power points, pendant light point, ceiling hatch to insulated and part boarded loft space, panelled doors to most rooms.

INNER HALL

9' 9" x 2' 8" (2.97m x 0.81m)

High level borrowed light window, power points and access to master bedroom.

SITTING ROOM

15' 0" x 10' 9" (4.57m x 3.27m)

Front aspect double glazed bay window, wall light points, focal point recessed coal effect fire, ceiling coving, large, contoured radiator, power points, TV point, telecom point. Open arch to...

DINING AREA

12' 6" x 7' 9" (3.81m x 2.36m)

Pendant light point, wall light points, large radiator, ceiling coving, power points, opaque 'borrowed light' window from master bedroom, space for dining table.

FITTED KITCHEN

14' 2" x 9' 6" (4.31m x 2.89m) Max

Modern kitchen with range of maple eye, base and drawer units, fitted shelving and book/ display cases, granite effect work surfaces and colour coded tiling. Inset 1.5 bowl porcelain sink and drainer with mono tap, eye level double oven, ceramic hob with extractor hood over. Integrated fridge and freezer. Plumbing and space for automatic washing machine, dual aspect double glazed windows, recessed ceiling spotlights, dual spotlight clusters, power points, single panel radiator. Part glazed door to...

CONSERVATORY

13' 0" x 10' 0" (3.96m x 3.05m)

Dual aspect double glazed windows, vaulted ceiling, power points, wall lights, wall mounted TV bracket, ceramic tile floor, double glazed french doors to the rear/ garden aspect.

BEDROOM ONE

14' 6" x 12' 3" (4.42m x 3.73m)

Panelled door from inner hall to small lobby opening to main bedroom with rear aspect double glazed window (with garden outlook), full length run of built-in wardrobes/ storage, ceiling coving, pendant light point, power points, radiator. Door to...

ENSUITE WC

5' 1" x 2' 4" (1.55m x 0.71m)

Low flush WC, fitted shelving, eye level mirror fronted medicine cabinet, pendant light point.

BEDROOM TWO

10' 5" x 9' 0" (3.17m x 2.74m)

Front aspect double glazed window. A range of matching fitted bedroom furniture and storage incorporating wardrobes, cupboards, drawers plus desk/ dressing table. Pendant light point, power points, radiator.

BATHROOM SUITE

9' 2" x 5' 7" (2.79m x 1.70m)

Double sized glazed shower cubicle, wash basin inset to vanity area, fitted eye level cupboards and mirror lighting, low flush WC, dark oak effect flooring, pendant light point, side aspect opaque double glazed window.

FRONT ASPECT

Sizeable block paved driveway providing ample off-road parking (continuing along side to rear sited garage) is flanked by a stone retained, well stocked garden border. The frontage is defined by dwarf wall plus double iron gates proved vehicular access.

REAR GARDEN

65' 0" x 40' 0" (19.80m x 12.18m)

A mature landscaped garden with sunny south/ easterly orientation. Nearest the property - adjacent to the conservatory - is a flagstone terrace/ seating area and continuation of driveway; leading to the garage. A sizeable rectangle of level lawn features mature border planting plus the rear section comprises further flagstone seating area and well stocked planting beds and base for timber garden shed.

DETACHED GARAGE

17' 0" x 8' 0" (5.18m x 2.44m)

Detached 'Marley' style garage with 'up & over' door, power and lighting.

TENURE

Freehold.

SERVICES

Mains Gas, Electricity, Water and Drainage are connected.

COUNCIL TAX

Band 'A'

VIEWING

By prior appointment via Sam Ray Property.

