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## 19 Lambert Avenue Shurdington, Cheltenham GL51 4SX

- Professionally Extended Dormer Style
- Immaculate, Luxurious Accommodation
- 15' Hall, 15' Sitting Room & 18' Family Rm
- Two 1<sup>st</sup> Floor Bedrooms & Shower Rm
- c. 20' x 12' Fully Fitted Kitchen & Dining
- Ample Parking to 25' x 13' Det. Garage
- GF 11' Bedroom & Lux. Bathroom/ Cloaks
- Landscaped Garden + 15' Office & Store

**Region of £475,000**

***Greatly Extended and Re-modelled Semi Detached with c. 1500 sq. ft of Internal Accommodation plus Oversize 25' Garage, 15' Outbuilding with Office...***

***High Quality Location just South of Town...***

***Immaculate & Luxurious Throughout***

***Viewing is Strongly Recommended!***

**NO ONWARD CHAIN**



### Entrance Area

Step up to part front door with leaded light glazed and matching window. Dual wall mounted courtesies lights.

### Entrance Hall

Inset doormat, stairway rising to the first floor, power points, wall mounted digital central heating control and radiator. Solid oak panelled doors to under-stairs storage, main living areas, ground floor double bedroom and DS cloakroom/ bathroom suite.

### Sitting Room

**15' 3" x 11' 0" (4.64m x 3.35m)**

Front aspect double glazed bay window with cushioned window seat/ storage facility. Focal point fireplace with inset wood burner upon granite hearth with oak mantel over. Contemporary style vertical radiator, power points, wall mounted TV point. Double oak/ glazed doors to...

### Central Family Area

**19' 0" x 11' 0" (5.79m x 3.35m) Max**

Dark oak effect flooring, cluster of ceiling spotlights, power points, double radiator, TV point. Open to...

### Kitchen & Dining Room

**20' 7" x 12' 0" (6.27m x 3.65m)**

#### Dining Area

Dark oak effect flooring, double radiator, recessed ceiling spotlights, power points, ample space for family size dining table, double glazed French doors to the rear/ garden aspect and all open to...

#### Kitchen Area

Comprehensive range of eye, base and drawer units, wood effect work surfaces and splash-back, 'soft close' mechanism and preparation lighting. Breakfast bar for three. Space for range style cooker with fitted extractor hood over, plumbing and space for American style fridge/ freezer, integrated dishwasher and eye level microwave, 1.5 bowl composite sink and drainer, dark oak effect flooring, 'kick - space' electric fan heater, recessed ceiling spotlights, central ceiling lantern light.

### Ground Floor Double Bedroom

**11' 11" x 9' 1" (3.63m x 2.77m)**

Side aspect double glazed window, radiator, and power points. Oak doors to built-in storage/ wardrobe and storage/ boiler cupboard (with Worcester-Bosch boiler)

### Ground Floor Bathroom

**14' 1" x 7' 5" (4.29m x 2.26m) Max**

Luxury suite with double ended panelled bath plus basing and W.C inset to matching vanity unit with marble surface. Oversize cubicle with 'Mira' shower system. Oak effect flooring, contemporary style vertical towel rail/ radiator.

### First Floor Landing

Mini landing with front aspect double glazed skylight window plus oak doors to bedrooms and bathroom.

### First Floor Main Bedroom

**20' 8" x 10' 7" (6.29m x 3.22m)**

Rear aspect double glazed window, front aspect double glazed skylight window, radiator, power points, wall mounted TV point.

### First Floor Second Bedroom

**10' 11" x 10' 6" (3.32m x 3.20m)**

Rear aspect double glazed window, radiator, power points.

### First Floor Bathroom

**9' 1" x 7' 2" (2.77m x 2.18m)**

Glass screen to oversize shower cubicle with mosaic stone strip tiling/ splash-back area. Basin and W.C inset to high gloss vanity unit with wood effect surface, light oak effect flooring, rear aspect double glazed skylight window.

### Outside: Front & Side Elevations

Low maintenance broken slate frontage is flanked by macadam drive that continues along the side of property to electronic garage door plus gated pedestrian side access point.

### Garage & Utility

**25' 0" x 13' 6" (7.61m x 4.11m)**

Oversize garage/ utility with front elevation 'Sonfy' branded electronically operated metal roller door. Strip lighting, power points, independent consumer unit. Range of base level storage units with plumbing and space for white goods, side aspect double glazed window and part glazed personal door. Door to secure walk-in in storage cupboard.

### Rear Garden

**50' 0" x 25' 0" (15.23m x 7.61m) Approx.**

All weather plank effect decking with inset LED lights steps up to railway sleeper retained formal garden comprising low maintenance artificial lawn, sleeper retained border and flagstone seating area. Further rear sited decked area with door to...

### Garden Store/ Outbuilding

**14' 10" x 8' 3" (4.52m x 2.51m)**

Newly constructed with power and lighting. Main 14' Section for storage with internal door to...

### Office/ Study

**8' 3" x 7' 1" (2.51m x 2.16m)**

Side aspect double glazed window, power points, lighting and internet connection.

### Tenure

Freehold.

### Services

Mains Gas, Electricity, Water and Drainage are connected.

### Council Tax

Band 'C'

### Viewing

By prior appointment via Sam Ray Property

