

8 Manor Farm Drive Up Hatherley, Cheltenham GL51 3DY



- 2013 Detached by Redcliffe Homes
- Neat Frontage, Airy Hall & DS Cloaks
- 19' Sitting Room with French Doors
- High End 19' Kitchen & Dining Room
- Exclusive Courtyard Development
- Three Bedrooms (11', 11' and 10')
- Master Ensuite & Main Bathroom
- 17' Garage, ORP & 35' x 20' Garden

Region of £450,000

Impressive 2013 Wide Fronted Detached by Redcliffe Homes within this Exclusive Up Hatherley Courtyard Development ...

Covered Porch, Airy Hall, DS Cloakroom, Dual Aspect 19' Sitting Room, 19' Kitchen & Dining plus Utility Room... Gallery Landing, 3 Good Bedrooms, Luxury Ensuite & Main Bathroom...

Manageable 35' West Facing Garden with Personal Door to Garage & Parking Space...

High Specification – Viewing is Recommended



ENTRANCE AREA

Neat open plan frontage and with well stocked border planting and central steps up to part glazed front door.

ENTRANCE HALL

6' 10" x 7' 9" Max (2.08m x 2.36m)

Italian ceramic tile floor, radiator, chrome light switches and power points, stairway rising to the first floor. Wall mounted digital heating thermostatic control, electric consumer unit, and alarm control panel. Oak with walnut details doors to sitting room, kitchen/ dining and...

DOWNSTAIRS CLOAKROOM

5' 2" x 3' 2" (1.57m x 0.96m)

Italian ceramic tile floor, semi pedestal wash basin with mono tap, low level W.C, tile walls and splash-back areas with mosaic dado strip, chrome ladder style heated towel rail/ radiator.

SITTING ROOM

19' 3" x 11' 3" (5.86m x 3.43m)

Wood effect flooring, chrome power points and switches, two radiators, TV point. Front aspect double glazed window and double glazed French doors open to the rear/ garden aspect.

KITCHEN & DINING ROOM

19' 3" x 10' 2" (5.86m x 3.10m)

Kitchen Area

A comprehensive range of cream eye, base and drawer units with 'soft close' mechanism. Walnut effect work surfaces with matching splash back. Inset 1.5 bowl sink and drainer with mono tap. Inset 'Smeg' branded double oven, 'AEG' branded gas hob, stainless steel splash-back and matching extractor hood over. Integrated 'Montpellier' branded dishwasher, Italian ceramic tile flooring recessed ceiling spotlights, rear aspect double glazed windows, chrome power points and switches. All open to...

Dining Area

Front aspect double glazed window, pendant light point, chrome power points and switches, radiator and space for family sized dining table.

UTILITY ROOM

6' 9" x 5' 3" (2.06m x 1.60m)

Walnut effect work surface, stainless steel sink and drainer with mono tap, plumbing and space for washing machine, chrome power points and switches, Italian ceramic tile floor, wall mounted 'Worcester Greenstar' branded gas boiler, door to lighted under stairs storage and double glazed door to rear / garden aspect.

FIRST FLOOR LANDING

Approx. 10' 0" x 5' 9" (3.05m x 1.75m)

Gallery landing with rear aspect double glazed window, chrome power points and switches, radiator, ceiling hatch to loft space, access to airing cupboard (housing hot water cylinder and slatted shelving). Oak with walnut detail doors to each bedroom and family bathroom.

BEDROOM ONE

11' 0" x 9' 0" (3.35m x 2.74m) to Wardrobe

Front aspect double glazed window, double oak doors to oversize wardrobe space, radiator, chrome switches and power points. Oak & walnut detail door to...

ENSUITE SHOWER ROOM

7' 9" x 6' 10" Max (2.36m x 2.08m)

Front aspect opaque double glazed window, fully tiled shower cubicle with chrome system featuring 'cloud burst' shower head, contemporary sink inset to matching vanity unit, low level W.C, recessed ceiling spotlights, chrome ladder style heated towel rail.

BEDROOM TWO

10' 9" x 10' 2" (3.27m x 3.10m)

Front aspect double glazed window, radiator, power points.

BEDROOM THREE

10' 0" x 7' 6" (3.05m x 2.28m)

Rear aspect double glazed window, radiator, power points.

FAMILY BATHROOM

8' 1" x 6' 8" (2.46m x 2.03m)

Rear aspect double glazed opaque window, panelled bath with mixer shower attachment, semi pedestal wash basin, low level W.C, tile effect flooring, half tile walls/ splash-back areas, recessed ceiling spotlights, chrome ladder style heated towel rail, ceiling extractor fan.

OUTSIDE: FRONT AND SIDE ELEVATIONS

Neat planted borders, with colourful variety of mature shrubs, line the front and side elevations of the property. Central path the canopy porch with adjacent wall light.

REAR GARDEN

35' 0" x 20' 0" (10.66m x 6.09m)

A delightful walled & fenced garden with plenty of mature border planting plus easily manageable dimensions and a real 'sun trap' with prime westerly orientation for lunchtime till dusk sunshine. Nearest the property a flagstone sun terrace/ seating area leading on to a neat rectangle of level lawn. Further path leads to gated rear access point (directly to parking space) and personal door to the attached garage.

GARAGE

16' 8" x 10' 5" (5.08m x 3.17m)

Attached Garage with personal door to and from garden, hardwood 'up & over' door, power, lighting, fitted shelving and plentiful eaves storage.

TENURE

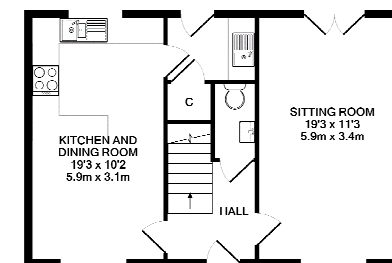
Freehold.

SERVICES

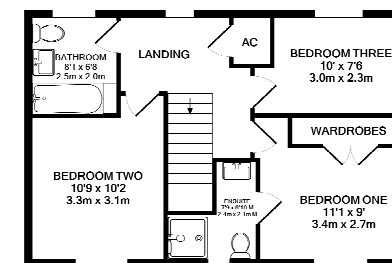
Mains Gas, Electricity, Water and Drainage are connected.

COUNCIL TAX

Band E... £2404 for 2022/23.



GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 1102 SQ.FT. (102.4 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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