



11 Lambert Close

Shurdington, Cheltenham GL51 4SR

Most Impressive Detached with Approx. 2250 sq. ft. of Well-Presented, Flexible Accommodation...

Quiet Situation in Popular Shurdington Village; just South of Town...

Features Include: 28' x 18' Open Plan Family & Kitchen Areas, separate 16' Sitting Room - Four Bedrooms & Four Bathrooms...

Also: Ample Parking, Oversize 17' x 13' Integral Garage & 70 x 50' Landscaped Garden...

Contact:

OFFICE
01242 222 022

MOBILE
07786 133 768

EMAIL
**info@samray
property.com**

WEB SITE
**samrayproperty
.co.uk**



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Entrance & Enclosed Porch

Double Glazed front door to enclosed porch with wood effect vinyl flooring, radiator, recessed ceiling spotlights, dual aspect opaque glazed windows with top opening ventilation. Part glazed door to...

Entrance Hall

'L' Shape Hall with real oak flooring, ceiling coving, recessed ceiling spotlights, radiator, central heating thermostatic control, stairway rising to the first floor, oak panned doors to ground floor bedrooms, study and bathroom plus built-in storage cupboard.

Sitting Room

16' 2" x 15' 10" (4.92m x 4.82m)

Front aspect double glazed bay window, focal point natural stone fireplace, ceiling cornice, recessed ceiling spotlights, central pendant light point, radiator, power points, part glazed oak double doors to...

Kitchen/ Dining & Family Room

28' 0" x 18' 2" (8.53m x 5.53m) Max

Kitchen & Breakfast Area

Comprehensive range of walnut eye, base and drawer units with 'soft close' mechanism and preparation lighting. Several glass fronted display cabinets. Black genuine granite work surfaces and splash-backs. Inset double bowl sink and drainer with carved granite drainer. Five ring gas hob with matching stainless-steel hood plus eye level double oven/ microwave. 'kick space' electric heater. Central island with matching walnut base storage units, integrated refrigerator, dishwasher plus granite work surface/ breakfast bar. Recessed ceiling spotlights & LED's, chrome power points and sockets, light timber effect flooring, personal door to garage plus rear aspect double glazed window and door to garden areas. All open to...

Dining & Family Area

Ample space for dining table and seating area. Double glazed french doors to the rear/ garden aspect, light timber effect flooring, chrome power points & sockets, connection for wall mounted TV, contemporary style vertical radiator.

Study

11' 3" x 6' 0" (3.43m x 1.83m)

Side aspect double glazed window, oak effect flooring, radiator, power points, ceiling spotlights, door to built-in storage.

Ground Floor Guest Bedroom

14' 4" x 10' 2" (4.37m x 3.10m) Max

Front aspect double glazed bay window, double doors to built-in wardrobes, power points, radiator, Panelled door to...



Ensuite

Fully tiled & Glazed shower cubicle with', wash basin inset to vanity unit, low level W.C, ceramic tile floor, recessed ceiling spotlights and extractor fan.

Ground Floor Second Bedroom

14' 3" x 11' 2" (4.34m x 3.40m)

Rear aspect double glazed window, radiator, power points, pendant light point, mirrored door to built-in wardrobe/ storage.

Ground Floor Bathroom

14' 3" x 11' 2" (4.34m x 3.40m)

Luxury stone tile suite with double ended panelled bath with wall mounted taps, double size glass shower enclosure with cloud burst shower head, wash basin & WC inset to vanity unit and base level storage units, oak vinyl flooring, recessed ceiling spotlights, ladder style radiator/ towel rail, rear aspect opaque double-glazed window.

FIRST FLOOR LANDING

19' 0" x 4' 10" (5.79m x 1.47m)

Dual aspect double glazed skylight windows, recessed ceiling spotlights, radiator, power points, base level access to eaves storage. Oak panelled doors to each bedroom.

First Floor Main Bedroom

15' 4" x 10' 1" (4.67m x 3.07m)

Rear aspect double glazed window, oak door to 6' x 5' 'walk-in' wardrobe, radiator, base level access to eaves storage, pendant light point, bracket and connection for wall mounted TV. Open to...

Dressing Area

8' 3" x 5' 10" (2.51m x 1.78m)

Space or dressing table and storage, radiator, side aspect double glazed skylight window. Oak panel door to...

Ensuite Bathroom

9' 4" x 6' 2" (2.84m x 1.88m)

Luxury suite with double ended Jacuzzi bath with mosaic tile step and panelling, wash basin inset to framed vanity unit, semi recessed low-level W.C, tile splash-back areas plus mosaic dado strip, chrome ladder style towel rail, ceramic tile flooring, side aspect double glazed skylight window.

Second Floor Bedroom Two

15' 5" x 8' 7" (4.70m x 2.61m)

Rear aspect double glazed window with far reaching views, pendant light point, radiator, power points, base level access to eaves storage. Oak door to...

Ensuite

7' 2" x 6' 4" (2.18m x 1.93m)

Glazed corner shower cubicle with multi body-jet 'shower tower'. Wash basin and W.C inset to full width vanity unit, ceramic tile flooring, tile splash-back areas, chrome heated towel rail/ radiator, rear aspect double glazed skylight window and 'borrowed light' bricks from/ to the main landing.



OUTSIDE: FRONTAGE

Dwarf wall retained frontage with sizeable block paved drive that is flanked by section stone chip. Comfortable parking for 3-4 vehicles, direct access to garage and pedestrian access to the entrance porch.

Oversize Integral Garage

17' 7" x 13' 2" (5.36m x 4.01m)

Dual wall mounted courtesy lights to electronically operated metal roller door, run of base level storage units with plumbing and space for washing machine and dryer, power points, strip lighting, wall mounted gas boiler (providing central heating & hot water to the property) plus personal door to main property.

Rear Garden

70' 0" x 50' 0" (21.32m x 15.23m) Max.

Sunny westerly orientation and fully enclosed mature garden with several sections of decking plus sizable section of level lawn. The main section of decking is raised (currently with artificial lawn covering) with balustrade overlooking main garden and accessed directly from the kitchen/ family area. Two further sections lead to sizeable timber cabin/ summer house that also houses fully functional **HOT TUB** (also power, lighting, casement windows double glazed skylight window) Additional stone chip border provides base for timber garden shed.

Tenure

Freehold

Services

Mains Gas, Electricity, Water and Drainage are connected.

Council Tax

Tewkesbury Borough Council - Band 'E'

VIEWING

By prior appointment via Sam Ray Property.

