

# HUNTERS<sup>®</sup>

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## Lambert Avenue

Shurdington, GL51 4SX

Asking Price £675,000



Council Tax: E



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## General Description

Welcome to Lambert Avenue, Shurdington, Cheltenham - a truly luxurious property that exudes elegance and sophistication. This detached house boasts not only a prime location but also an impressive array of features that make it a dream home for those seeking the epitome of comfort and style.

As you step into this magnificent property, you are greeted by three large reception rooms that offer ample space for entertaining guests or simply unwinding after a long day. With four generously sized bedrooms each with its own en-suite bathroom, this house ensures that everyone in the family has their own private sanctuary.

One of the standout features of this property is its modern extension, adding a contemporary touch to the classic design, enhanced by the addition of under-floor heating. The large rooms throughout the house provide a sense of grandeur and opulence, making every corner a delight to behold.

For those who love the outdoors, the large rear garden offers a tranquil escape from the hustle and bustle of everyday life. Whether you're hosting a summer barbecue or simply enjoying a quiet morning coffee, this garden is the perfect setting for relaxation.

In addition to its aesthetic appeal, this property is also highly energy efficient, ensuring that you can enjoy modern comforts while being environmentally conscious. The new eco-efficient heating system with its own independent 750 litre thermal storage tank supplemented by a solar panel energy source provides very cheap eco-friendly energy. This 2300sq/ft property has achieved an energy efficiency rating of 'C' with is very impressive.

If you're in search of the ultimate in luxury living, look no further than this stunning property on Lambert Avenue. Don't miss the opportunity to make this your new home sweet home.

We highly recommend this beautiful property. The owners will not be able to move until the autumn/winter for 2024, so anyone looking to upgrade will have time to sell their own home.

Tel: 01242 528500

- Super Energy Efficient Luxury Extended Four Bedroom House
- Impressive 21' x 21' Kitchen/Breakfast Room
- Over 2300sq/ft of space with Underfloor Heating in Extended Area
- All New Heating System in 2020 with a 750 litre Thermal Storage Tank
- Council Tax Band E | EPC Rating C
- Four En-suite Bathrooms + Guest Cloakroom
- Three Reception Rooms
- Large Garage
- 6m2 of Thermal Solar Panels on the garage roof (with scope for more capacity)
- Tenure: FREEHOLD

Sitting Room

15'11" x 15'9" (4.86 x 4.81)

Dining Room

18'8" x 11'1" (5.71 x 3.39)

Kitchen/Breakfast Room

22'0" x 21'6" (6.72 x 6.56)

Study/Utility/Playroom

13'5" x 10'5" (4.11 x 3.18)

Cloakroom with WC

Bedroom One

14'11" x 10'8" (4.55 x 3.27)

Dressing Room to Bedroom One

7'1" x 4'5" (2.17 x 1.35)

En-Suite to Bedroom One

7'0" x 5'7" (2.14 x 1.71)

Bedroom Two

14'7" x 12'2" (4.45 x 3.71)

En-Suite to Bedroom Two

6'11" x 3'9" (2.12 x 1.16)

Bedroom Three

15'5" x 13'6" (4.71 x 4.14)

En-Suite to Bedroom Three

6'9" x 3'9" (2.08 x 1.15)

Bedroom Four

15'1" x 9'8" (4.62 x 2.97)

En-Suite to Bedroom Four

6'7" x 5'6" (2.03 x 1.68)

Large Garage

15'6" x 11'4" (4.74 x 3.46)



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Hunters Cheltenham Office on 01242 528500 if you wish to arrange a viewing appointment for this property or require further information.

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 83        |
| (81-91) B                                   |  | 72                      |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.