

Clover Drive, GL52

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Welcome to Clover Drive, a stunning detached family home located in the highly sought-after area of Pittville, Cheltenham.

- Freehold
- Driveway
- Electric vehicle charge point
- Front and Rear Gardens
- Quiet Cul-de-sac
- Home Office
- Approx 1940 sq ft (180 sq m) inc garage
- Garage
- Guest WC
- Chain Free

This modern property offers an exceptional combination of space, comfort, and energy efficiency, making it an ideal choice for contemporary family living. Upon entering, you are welcomed by a spacious and bright entrance hall leading to all ground-floor rooms. With approximately 1,748 sq. ft. of well-designed space, the home seamlessly blends style and practicality. The generous living areas include a bright lounge with direct garden access, perfect for relaxing or entertaining, while the open-plan kitchen and dining area creates a welcoming space for family meals and special occasions, also opening onto the garden.

The property boasts multiple well-proportioned bedrooms (two en-suite), offering flexibility and comfort. The modern kitchen features ample storage, serving as the heart of the home. With a high energy efficiency rating (EPC: B), it minimises both environmental impact and running costs.

Outside, the beautiful private garden provides a perfect setting for play, gardening, or summer barbecues. A spacious driveway and secure garage offer ample parking and storage.

Located in a family-friendly neighbourhood, Clover Drive is within walking distance of top-rated schools, parks, and excellent transport links, including the Racecourse Park and Ride with direct routes to the town centre, hospitals, and train station. Nearby supermarkets include Tesco and Sainsbury's, with ►



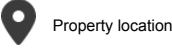
► Waitrose and M&S just 10 minutes away. The charming village of Prestbury, with its country pubs, cafés, and boutique shops, is a short walk away.

Tenure: Free hold
Council Tax band: G
Local Authority: Cheltenham
Estate Management Fee: £190.02 per year





LOCATION



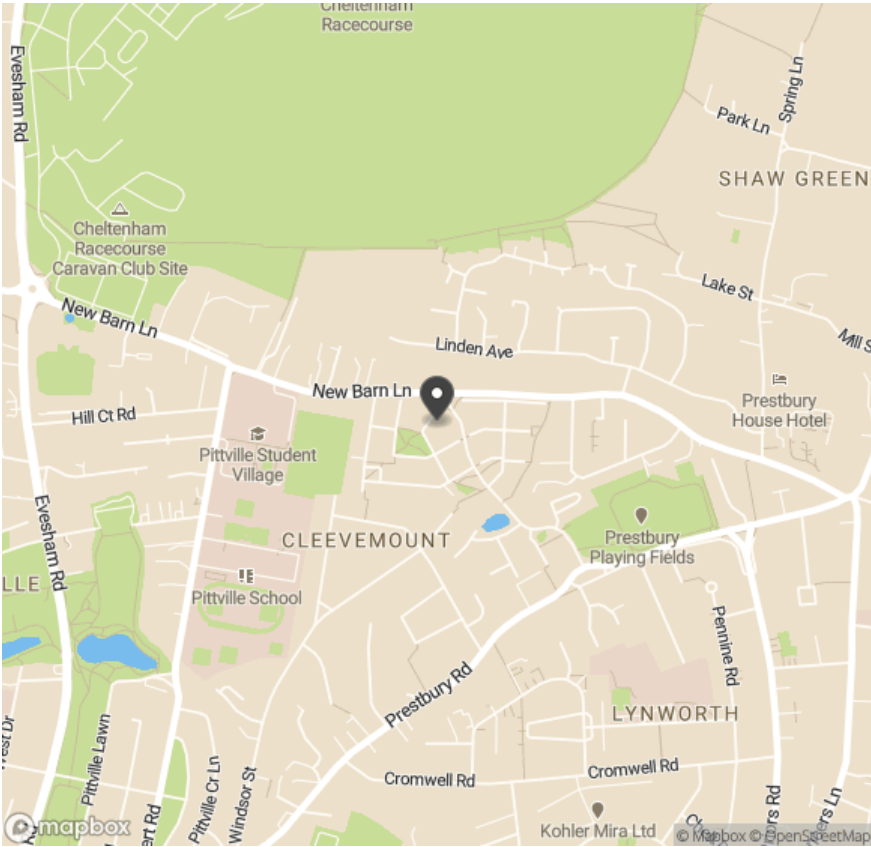
ENERGY PERFORMANCE
CERTIFICATE (EPC)

Current: **85**

Potential: **93**

FLOOR PLAN

1940 sq ft (180 sq m)



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Approximate Gross Internal Area:
1,748 sq ft / 162.4 sq m
Garage = 192 sq ft / 17.8 sq m
Total = 1,940 / 180.2 sq m



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