

47 GREAT NORWOOD STREET,
CHELTENHAM, GLOUCESTERSHIRE, GL50 2BQ

 Charles Lear



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A fully renovated period townhouse in an enviable position in The Suffolks, just a short stroll to Bath Road and Montpellier. The property enjoys accommodation extending to nearly 2,000sq.ft. including four double bedrooms and two bathrooms, whilst gated parking is available to the rear.

Set back from the road behind wrought iron railings, this recently renovated period townhouse offers nearly 2,000sq.ft. of accommodation arranged over three floors. The ground floor is both light and spacious enjoying a wide entrance hall which leads through to the open-plan living accommodation including a sitting area with log burning fire, dining area and large kitchen/breakfast area with bi-folding doors opening into the west facing garden. The kitchen is complete with a central island incorporating a breakfast bar together with space for an American style fridge/freezer. Also on the ground floor is a utility room with space and plumbing for a washing machine and tumble dryer, cloakroom and stairs leading down to a spacious cellar. The first floor plays host to a stunning principal bedroom with beautifully appointed en-suite shower room, a range of fitted wardrobes and a feature fireplace together with bedroom 4. The second floor provides two further double bedrooms, one of which is presently used as a home office, and a contemporary bathroom with freestanding bath and separate shower enclosure. Outside and to the rear of the house is a landscaped west facing rear garden, predominantly laid to lawn with a generous patio area. Additionally, a sliding electric gate provides access to a secure parking space via Casino Place that is well screened from the garden by a maturing hedge.





SITUATION

47 Great Norwood Street is located within an area known locally as 'The Suffolks', a picturesque part of Montpellier, boasting a range of specialist shops, boutiques, wine bars and restaurants including the Michelin Star rated restaurant Le Champignon Sauvage, Baker & Graze, The Retreat, Suffolk Rock and many other highly regarded independent businesses. The property is within some 10 minutes' walk of both the Promenade and High Street, and is readily accessible to all the towns popular schools. Access to the motorway network can be gained via the M5 J.11 some three miles away.

GENERAL INFORMATION

Services:

Mains water, electricity, gas and drainage are connected to the property.

Local Authority:

Cheltenham Borough Council: 01242 262626

Council Tax Band: (E) – £2,622.38 (2024/2025).

VIEWINGS

Strictly by prior appointment through the sole agents, Charles Lear & Co. on 01242 222722.



Approximate Gross Internal Area 1830 sq ft – 170 sq m

Cellar Area 246 sq ft – 23 sq m

Ground Floor Area 740 sq ft – 69 sq m

First Floor Area 422 sq ft – 39 sq m

Second Floor Area 422 sq ft – 39 sq m

