

3 BROADMAYNE MEWS CLEEVELANDS DRIVE

PITTVILLE, CHELTENHAM, GLOUCESTERSHIRE, GL50 4QD



Charles **Lear**



Broadmayne Mews is an exclusive development of just five detached houses set back from this sought after tree lined avenue within a brief walk of Pittville Park. Constructed by Le Grand Developments, these impressive family homes offer well considered accommodation complimented beautifully by a high quality of finish.

Internally, 3 Broadmayne Mews is particularly light and offers spacious living accommodation on the ground floor that's complete with Karndean flooring and underfloor heating throughout. An imposing front door opens into a wide reception hall leading through to a generous open plan kitchen/living room with sliding doors into a private garden. The kitchen is contemporary and has been designed by Culina + Balneo in Cheltenham. The kitchen offers a central island with breakfast bar, integrated Siemens appliances and an excellent amount of storage. The ground floor also provides a carpeted formal sitting room, home office, plant room, utility room with side door into the garden and a large cloakroom with space for cloak and shoe storage. A good under stair cupboard provides further storage.

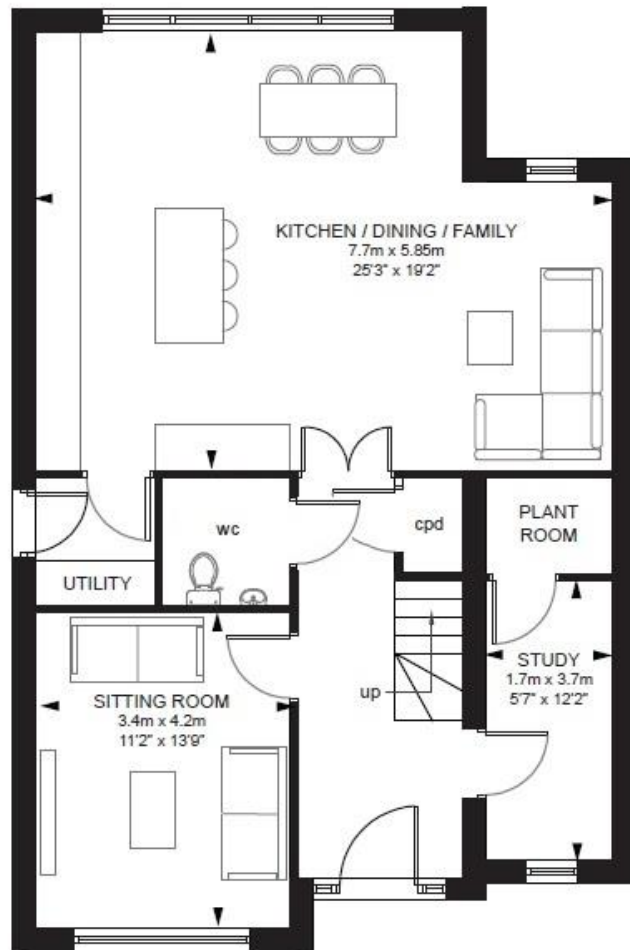
Stairs rise to the first floor where three double bedrooms, two bath/shower rooms and a laundry cupboard may be found. The principal bedroom offers contemporary en-suite shower rooms, whilst the remaining bedrooms share a beautifully appointed family bathroom with laufen sanitaryware and separate shower enclosure. The second floor offers a fourth double bedroom with generous eaves storage, contemporary shower room and storage cupboard.

Outside and to the rear is a private landscaped garden enjoying an open aspect, mature neighbouring trees and a large patio area. At the front of the house is a resin driveway providing parking for two vehicles.

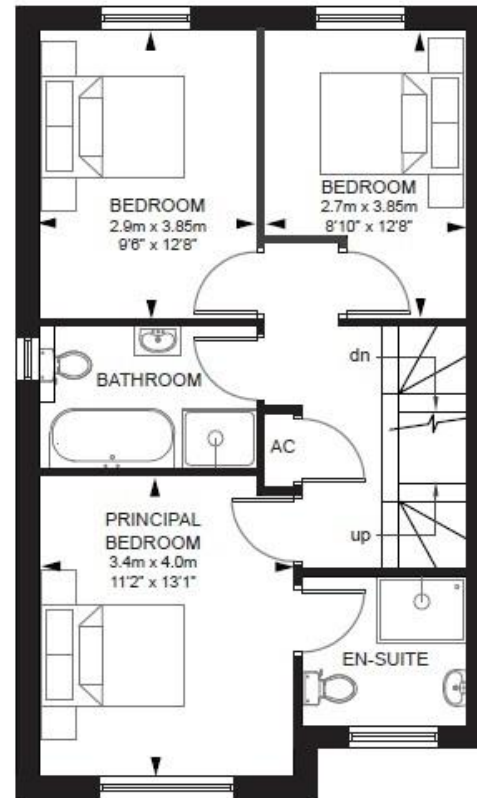




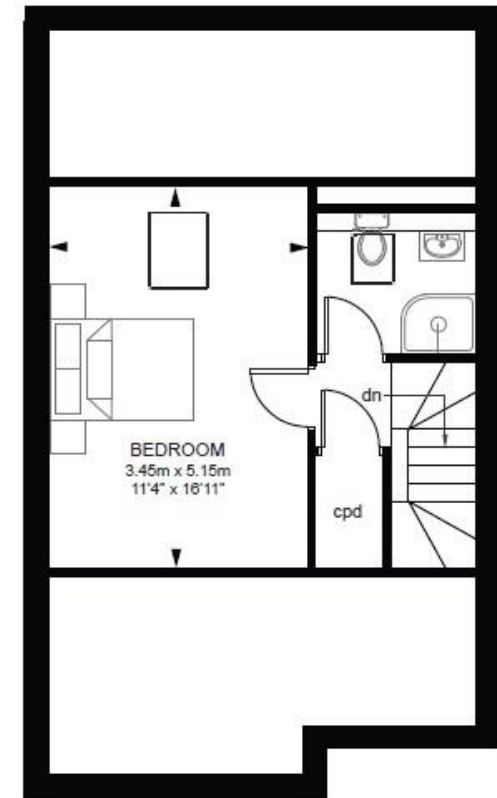
Approximate Gross Internal Area – 1,805sq.ft. – 167.7sq.m.



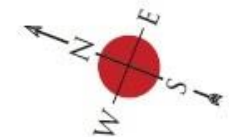
Ground Floor



First Floor



Second Floor





GENERAL INFORMATION

Mains water, electricity, gas and drainage are connected to the property. The house is heated by a gas boiler, whilst hot water comes from a hot water tank.

Both are located in the plant room

Fibre broadband has been installed as has an electric car charging point. Solar panels are also located on the roof

Broadmayne Mews is a private road with maintenance to be shared between the five houses

NEW BUILD WARRANTY

A 10-year new home warranty by ICW is included in the sale

COUNCIL TAX BAND
TBC

PRICE
£1,000,000

VIEWINGS
Strictly by prior appointment through
Charles Lear & Co. on
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