



## Poplar Cottage The Reddings

Cheltenham. GL51 6RY

**£550,000**



Murdock & Wasley Estate Agents are thrilled to present to the market this beautifully maintained and generously extended semi-detached family residence, situated in a highly sought-after area on the outskirts of Cheltenham. This property is a testament to the love and care it has received over the years, offering both ample space and a contemporary finish throughout.

As you step inside, you're greeted by a welcoming entrance hallway that leads you into a world of comfort and style. The ground floor boasts a convenient cloakroom, a well-appointed bathroom, a cozy lounge perfect for relaxing evenings, a separate dining room for hosting memorable dinners, and a spacious kitchen/diner that serves as the heart of this home, ideal for family gatherings.

Ascending to the first floor, you will find four well-sized bedrooms, each offering a unique ambiance and tranquility. There is also an en-suite bathroom to one bedroom, providing a private retreat within this delightful home.

Outside to the rear we have a southerly facing garden which is mainly laid to lawn while to the front we also have a garage & driveway.



### Entrance Hallway

Approached via front door. Windows to both front & side, radiator, power points, recessed down lights, tiled flooring, storage cupboard, doors to cloakroom, bathroom, lounge & opening into dining area.

### Cloakroom

Frosted window to front, low level wc & pedestal wash hand basin, radiator, tiled flooring, partly tiled walls, recessed down lights.

### Ground Floor Bathroom

Frosted windows to side, panelled bath, separate shower cubicle, pedestal wash hand basin, radiator, tiled flooring, partly tiled walls, recessed down lights, shaver point, heated towel rail.

### Lounge

Double glazed sliding doors to rear, two side panels, television point, radiator, power points, telephone point.

### Dining Area

Windows to front, radiator, power points, feature fire place, exposed beams, stairs leading to first floor, door through to:

### Kitchen/Diner

Upvc double glazed windows to rear, skylight, door to rear porch. Eye & base level units with roll edge work surfaces, cooker point, space for further appliances, tiled flooring, recessed down lights, radiator, power points, partly tiled walls.

### Rear Lobby

Door to rear garden.

### First Floor Landing

Access to loft via hatch, doors to all rooms.

### Bedroom 1

Windows to both front & side, loft hatch, two eaves storage cupboards. Power points, radiator.

### Bedroom 2

Windows to front, radiator, power points, built in storage cupboard.

### Bedroom 3

Windows to rear, radiator, power points, built in cupboard.

### Bedroom 4

Window to rear, radiator, power points, cupboard housing combination boiler. Door too:

### En-Suite

Window to rear, shower cubicle, low level wc & pedestal wash hand basin, heated towel rail, recessed down lights.

### Rear Garden

A Fantastic size garden which is partly paved, mainly laid to lawn with a selection of flower & shrub borders, shed, cold water tap, tree, gated side access.

### Garage

Up & over door with power & lighting.

### Workshop

Located to the rear of the garage with power points & a radiator.

### Tenure

Freehold.

### Local Authority

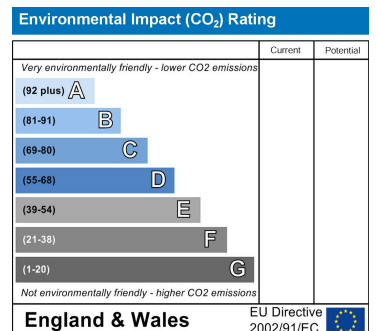
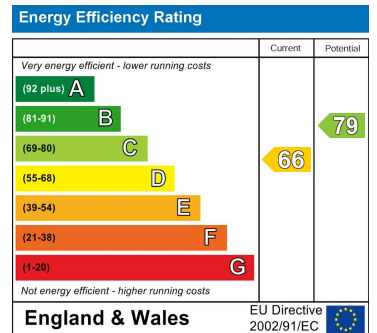
Cheltenham Borough Council- Band D

### Services

Mains water, gas, electricity & drainage.

### Awaiting Vendor Approval

Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



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