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Ellist Oliver  
FOR SALE  
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# Wheat Grove, Cheltenham, GL52 3LA

£475,000

3 2 1



Built in 2017 by Bloor Homes, this high specification three bedroom home is located on the outskirts of Prestbury situated on a quiet no through road, enjoying a generous south facing plot size. As you enter the property you are greeted with a light and spacious hallway with Karndean flooring, stairs to the first floor, and a cloakroom comprising of a WC and wash hand basin. To the right is the living room which benefits from a large feature bay window.

Upgraded at the point of purchase, the stylish open plan kitchen/ dining room provides an impressive space for entertaining guests. With stylish worktops and ample cupboard space, functionality and sophistication blend with number of high end appliances to include a high level fan assisted oven, fridge/freezer, washing machine, dishwasher, and electric hob.

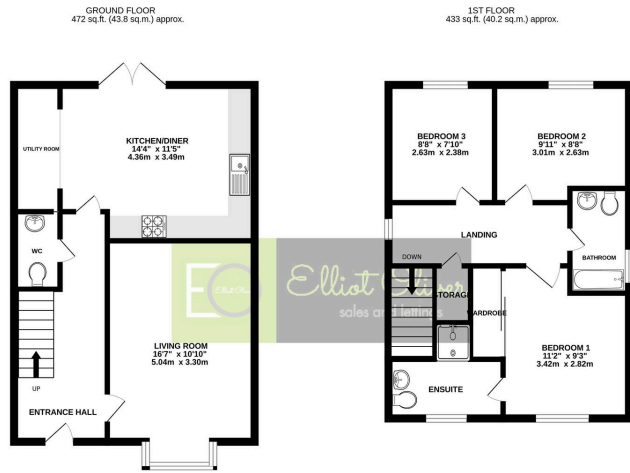
French patio doors provide access to the large south facing landscaped garden, and to the left is access to a practical utility room with further kitchen units and space for both washing machine and tumble drier.

Upstairs there are two bright double bedrooms and good sized single bedroom. The main bedroom benefits from floor to ceiling sliding wardrobes with an integrated storage system. Also a generous en-suite shower room with rainwater shower, fully fitted Roca storage drawers and chrome towel rail. Bedroom three is also a decent sized third bedroom.

The family bathroom completes the internal accommodation, offering a bath with overhead shower, a basin with storage drawers, WC, and a heated towel rail. The impressively sized rear garden has been professionally landscaped and provides a generous patio, and lawn. The property further benefits from a driveway that will hold one vehicle and a further allocated parking space to the front of the property. There was also planning permission approved for a rear extension.

Prestbury Village, Cheltenham Racecourse and Pittville Park are a number of places that are a short walk away, along with Prestbury Playing Fields and a doctor surgery on the doorstep.





TOTAL FLOOR AREA: 905 sq.ft. (84.1 sq.m.) approx.  
 While every effort has been made to ensure the accuracy of the above information, measurements of floor, window, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used in conjunction with the perspective photographs. The services, systems and appliances shown here are not intended and not guaranteed. Please refer to the contract documents for further details.

- Three Bedroom
- Detached
- Bloor Built
- En-Suite To Main Bedroom
- Downstairs Cloakroom
- Off Road Parking
- Wonderful Rear Gardens
- Stunning Kitchen/Diner To Rear
- Utility Area To Rear



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		95
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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