



2 Croft Thorne Close
Up Hatherley, Cheltenham GL51 3YR



STEVE GOOCH
ESTATE AGENTS | EST 1985

£599,950

WELL PRESENTED FOUR DOUBLE BEDROOM DETACHED FAMILY HOME located at the end of a QUIET CUL-DE-SAC with a GENEROUS CORNER PLOT together with ENSUITE, DOUBLE GARAGE, OFF ROAD PARKING, ENCLOSED REAR GARDEN and CLOSE ACCESS TO LECKHAMPTON AND CHELTENHAM.

Cheltenham is a town in Gloucestershire, home to the renowned Cheltenham Festival, 4 days of horse jump racing culminating in the Gold Cup, held annually in March at Cheltenham Racecourse. It's also known for Regency buildings, including the Pittville Pump Room, a remnant of Cheltenham's past as a spa town. There's fine art at The Wilson museum, and the Victorian Everyman Theatre has an ornate auditorium.





CANOPY ENTRANCE PORCH

ENTRANCE HALL

Via upvc double glazed door, single radiator, door to understairs storage cupboard, thermostat control, turning staircase to the first floor.

DOWNSTAIRS WC

5'05 x 4'04 (1.65m x 1.32m)

Integrated toilet and sink unit, mixer tap, cupboards below, single radiator, inset spotlighting, front aspect frosted window.

LOUNGE

17'06 x 12'04 (5.33m x 3.76m)

Feature open fire with marble surround and hearth, usb power points, two double radiators, tv point, coving, two front aspect windows. French doors through to:

DINING ROOM

11'03 x 10'07 (3.43m x 3.23m)

Double radiator, tv point, coving, sliding to the rear patio and gardens.

KITCHEN

11'06 x 10'07 (3.51m x 3.23m)

Range of base and wall mounted units, laminated worktops, tiled splashbacks, stainless steel single drainer circular sink unit, mixer tap, integrated appliances to include four ring induction hob, extractor fan, double oven, dishwasher and larder fridge, double radiator, coving, rear aspect window overlooking the gardens. Archway through to:

UTILITY ROOM

10'08 x 5'00 (3.25m x 1.52m)

Base and wall mounted units, laminated worktops, tiled splashbacks, single drainer stainless steel sink unit, mixer tap, plumbing for washing machine, space for tumble dryer and further appliance, space for free standing fridge/freezer, gas fired central heating and domestic hot water boiler, rear aspect window, half glazed door to the side.

FROM THE ENTRANCE HALL, TURNING STAIRCASE LEADS TO THE FIRST FLOOR:

LANDING

Side aspect window, access to roof space, airing cupboard with slatted shelving and storage.

MASTER BEDROOM

13'01 narrowing to 9'07 x 11'05 (3.99m narrowing to 2.92m x 3.48m)

Single radiator, front aspect window. Door to:

EN-SUITE SHOWER ROOM

7'05 x 5'05 (2.26m x 1.65m)

Corner shower cubicle with overhead shower, low level w.c., wash hand basin, mixer tap, chrome heated towel rail, inset spotlighting, front aspect frosted window.

BEDROOM 2

11'06 x 11'04 (3.51m x 3.45m)

Recess with built-in double wardrobe, single radiator, front aspect window.

BEDROOM 3

10'05 x 10'02 (3.18m x 3.10m)

Single radiator, tv point, rear aspect window.

BEDROOM 4

10'07 x 8'01 (3.23m x 2.46m)

Single radiator, rear aspect window.

FAMILY BATHROOM

8'00 x 6'03 (2.44m x 1.91m)

White suite comprising P-shaped bath with taps and shower over, integrated w.c. and wash hand basin, mixer tap, cupboards below, heated towel rail, inset spotlighting, tiled splashbacks, rear aspect window.

OUTSIDE

There is a block paved driveway providing OFF ROAD PARKING FOR FIVE VEHICLES leading to a DETACHED DOUBLE GARAGE 17'07 x 17'05 (5.36m x 5.31m) via two up and over doors, power and lighting, rear aspect window, half glazed door to the rear. The front garden has a lawned area and block paved pathway to the front door.

To side of the property is a wooden garden shed, seating area, log store, further seating area and outside tap.

The rear garden has a patio/seating area, outside tap, lawned area, mature borders with shrubs and bushes, enclosed by wooden panelled fencing and measures approximately 50' x 40'.

SERVICES

Mains water, electricity, gas and drainage.

WATER RATES

To be advised.

LOCAL AUTHORITY

Council Tax Band: F.
Cheltenham Borough Council, Municipal Offices, Promenade, Cheltenham, GL50 9SA.

TENURE

Freehold.

VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

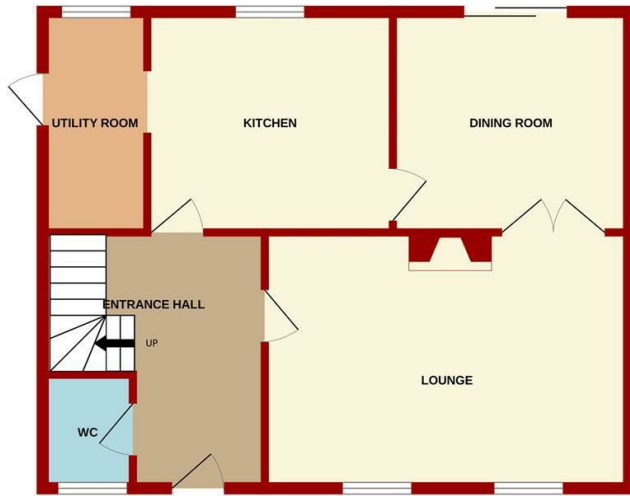
From the Golden Valley roundabout in Cheltenham take the last exit onto Hatherley Lane, at the roundabout take the last exit onto Grove Field Way leading onto Cold Pool Lane. Bear right onto Up Hatherley Way, proceed along turning left into The Poplars, then third left into Croft Thorne Close where the property can be found.

PROPERTY SURVEYS

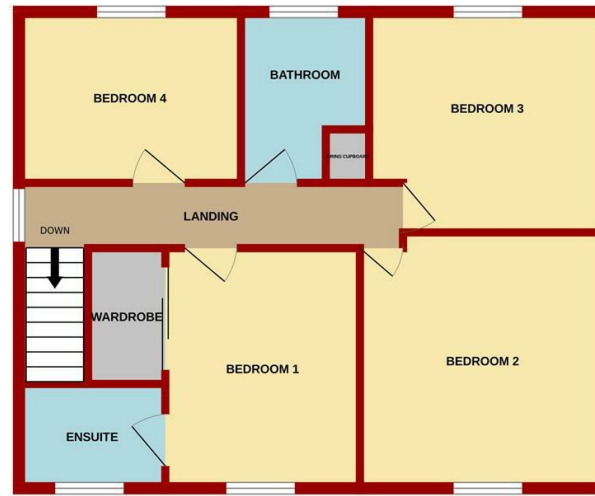
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).



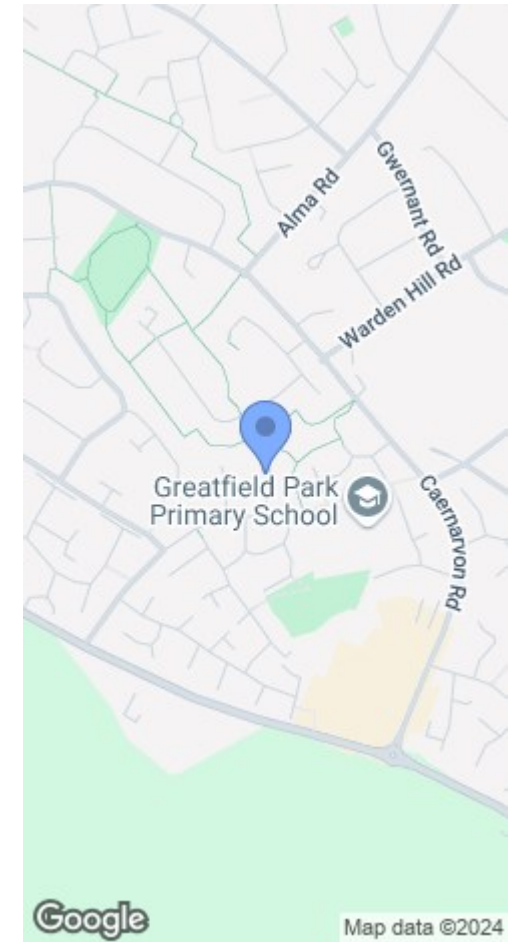
GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(81 plus) A			
(81-91) B				(69-80) B			
(69-80) C				(55-68) C			
(55-68) D				(39-54) D			
(39-54) E				(21-38) E			
(21-38) F				(1-20) F			
(1-20) G				Not environmentally friendly - higher CO ₂ emissions			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales				England & Wales			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			
		70	83				

MISREPRESENTATION DISCLAIMER

All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.



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