

# CR COOK Residential

01242 500 259

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- BEAUTIFULLY PRESENTED FAMILY HOME
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- FULLY FITTED KITCHEN
- ENCLOSED REAR GARDEN
- SINGLE GARAGE AND DRIVEWAY

Fixed £385,000

**Dark Lane**  
**Swindon Village**  
**GL51 9RN**

# Swindon Village, Cheltenham

This beautifully presented detached family house is situated in popular Swindon Village. Accommodation comprises three bedrooms, two reception rooms, a kitchen, a family bathroom, and a garage.

The entrance hall has engineered oak flooring. There are stairs to the first floor and doors leading to the sitting room and kitchen.

The bay-fronted sitting room to the front of the property is open via an archway into the dining room to the rear. There is neutral carpeting throughout, period style coving, and the sitting room has a feature fireplace. Double sliding doors in the dining room lead out to the rear garden.

A further door in the dining room leads to the kitchen, which has views of the rear garden. There is slate effect flooring and a range of soft close wall and base units with wood block worktops and upstands, under cabinet lighting and an inset composite sink and drainer with a mixer tap.

Integrated appliances include an electric hob, extractor hood, oven, dishwasher and washing machine. Other doors give access to the side of the property, the hallway, and a useful understairs storage cupboard.

The upstairs landing area leads to two double bedrooms, a single bedroom, and the family bathroom. Neutral carpeting flows into the bedrooms, and a hatch leads to the loft space above.

The bay windowed main bedroom and bedroom three have views to the front of the property, and bedroom three looks over the rear garden. The generous main bedroom further benefits from a built-in wardrobe.

The family bathroom completes the internal accommodation and offers vinyl flooring with tiled walls and a white suite comprising a bath with a shower, a low-level WC, and a basin.



*Passionate About Property...*



Outside, the enclosed rear garden is laid predominately to lawn with mature shrub borders and a patio area to the back of the property. A single garage, ideal for storage, has an up-and-over door to the front and a pedestrian door to the side leading to the garden.

Side access leads to the front driveway and garden. The driveway offers parking for two or three vehicles, and there is a lawned area with a mature shrub border.

Further benefits to the property are gas central heating and double glazing.

Tenure-Freehold

Council Tax-D

Swindon Village is both a village and a suburb on the outskirts of Cheltenham. There is a popular village primary school, St Lawrence Church, a church hall, a park, and a playing field. Swindon Village is a short drive into Cheltenham town centre, is a stone's throw from the famous Cheltenham Racecourse and offers a regular bus route into the town.

All property details, including its position on Freehold, must be confirmed between vendor and purchaser solicitors. All measurements are approximate and for guidance purposes only.

*Passionate About Property...*



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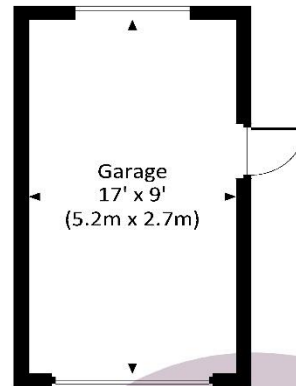
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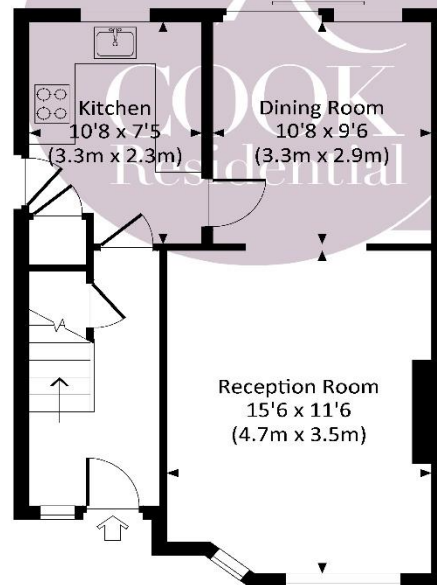
## DARK LANE

Approx. gross internal area 890 Sq Ft. / 82.7 Sq M.

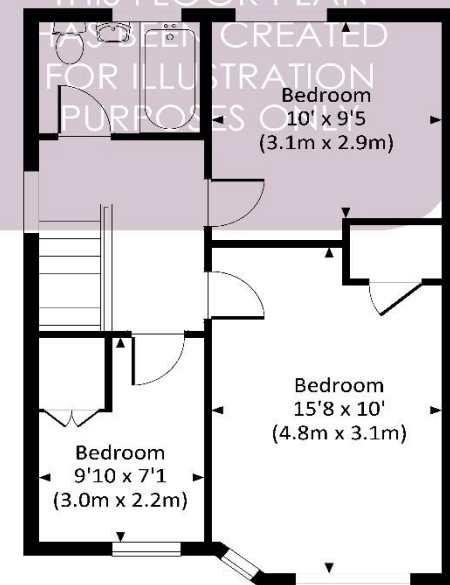
Approx. gross internal area 1043 Sq Ft. / 96.9 Sq M. Inc. Garage



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			



GROUND FLOOR



FIRST FLOOR

All measurements are approximate and for guidance and illustrative purposes only.  
Floor Plan not to scale and completed by a RICS surveyor.