

CR  
COOK  
Residential

01242 500 259

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- BEAUTIFULLY PRESENTED CONTEMPORARY BUNGALOW
- MODERNISED AND EXTENDED TO A HIGH STANDARD THROUGHOUT
- LARGE OPEN PLAN KITCHEN-DINING-FAMILY ROOM
- THREE/FOUR BEDROOMS ONE WITH ENSUITE
- SEPARATE SHOWER ROOM AND FAMILY BATHROOM
- WRAPAROUND LANDSCAPED GARDEN WITH ENTERTAINING SPACES

Guide Price £535,000

**The Firs**  
**Swindon Village**  
**GL51 9RU**

# The Firs, Cheltenham

We are delighted to market this beautifully presented bungalow, positioned at the end of a small cul de sac in the heart of Swindon Village. Extensively modernised and extended to a high standard throughout, this lovely contemporary home offers versatile and spacious accommodation comprising three/four bedrooms one with ensuite (one is currently an office), family bathroom, shower room, lounge, open plan kitchen/dining/family room, utility, and cloakroom.

Upon entering this lovely property, you are welcomed into a light and spacious entrance hallway with tiled flooring that also flows through to the large open plan kitchen/dining/family room.

Leading of the entrance hallway, you will find;

- An office/bedroom with grey wood effect flooring and views to the front of the property.
- A utility and cloakroom with period style tiled flooring, wall cabinets, worktop, and space below for two freestanding appliances such as a washing machine, tumble dryer and/or freezer.
- A light and spacious shower room with tiled flooring, and a white suite comprising a wall mounted WC, and wall hung basin. There is a shower enclosure with a glass and mirrored feature tiled wall, rain head shower, and separate handheld wall mounted shower attachment. This shower room also offers a stylish Hollywood mirror (dimmable), gloss wall cabinet, wall mounted toothbrush charger, and heated towel rail.
- A lounge/bedroom with views out to the rear of the property. This room has grey wood effect flooring and is fitted with French doors which open out onto a lovely patio area.
- A large open plan kitchen/dining/family room offering an inviting space for informal/formal dining and entertaining. The kitchen area has a range of fitted wall and base units, a granite worktop and upstands, under-cabinet lighting, and a white composite sink unit with a cut-out draining area on the granite worktop. Integral appliances include double oven grill combination, microwave, fridge freezer and dishwasher. The island has plinth lighting operated by remote control, a built-in glass induction hob (white), and ceiling fitted faber nest chandelier cooker hood with remote control function. This spacious and airy room really does set this property off - it has a lovely contemporary and modern feel and is very well complimented by a large glass pane with views to a feature garden, and with French doors leading out to a large decked entertaining area.

From this lovely room, you enter an inner hallway with whitewashed oak effect flooring leading to 3 bedrooms and the family bathroom.

The principal bedroom is tastefully decorated with whitewashed oak effect flooring, a built-in wardrobe, and French doors leading out to a small, decked area, perfectly positioned for the morning sun. The ensuite comprises a walk-in shower, a rain shower head, and a separate handheld wall mounted shower attachment. There is a graphite heated towel rail, wall hung WC, graphite wall hung vanity unit with white inset basin, wall mounted toothbrush charger, and wall mounted LED mirror with Bluetooth.

Two further bedrooms offer different aspect views of the garden. The larger of these two bedrooms offers newly fitted wardrobes with mirrored sliding doors and lighting. Both bedrooms have whitewashed oak wood effect flooring.



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The family bathroom completes the internal accommodation and offers tiled flooring with underfloor heating. There is a white bath and low-level WC, grey gloss wall hung vanity unit with white inset basin, a separate shower enclosure with rain shower head, and a separate handheld wall mounted shower attachment. There is a chrome heated towel rail, wall mounted toothbrush charger, and LED wall mounted mirror.

Outside, the garden has a private feel and is landscaped to lawn, with decking and patio areas at the back and side of the property perfect for enjoying views of the garden, and outdoor entertaining.

A slate laid path leads to a feature garden and large garden shed with power. There is also an outdoor tap and mains featured wall lighting around the exterior of the property. Double wooden gates lead of the large side garden to the front of the property, where a brick driveway offers parking for multiple vehicles. There is also a wall mounted electric vehicle charger.

The property further benefits from planning permission to extend into the loft with two dormer windows. It would provide a principal bedroom with an ensuite and walk in wardrobe, and a further ensuite bedroom.

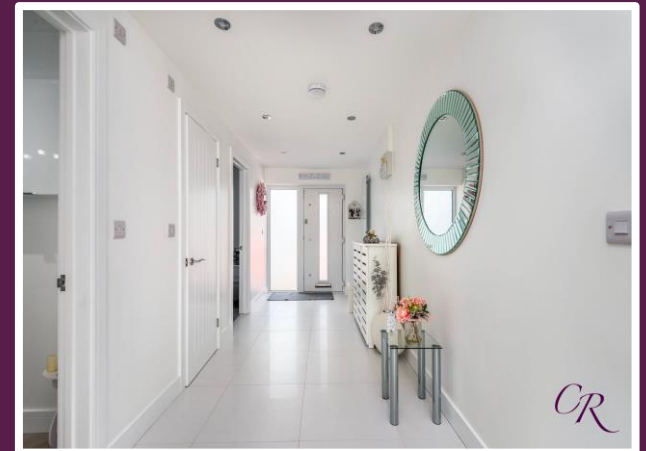
A beautiful home not to be missed.

Tenure-Freehold  
Council Tax- E

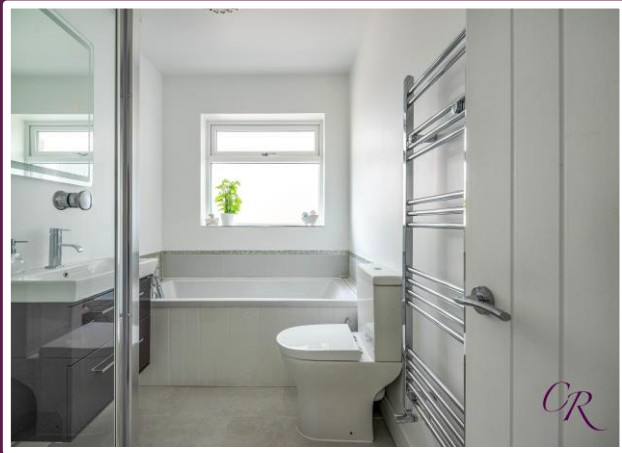
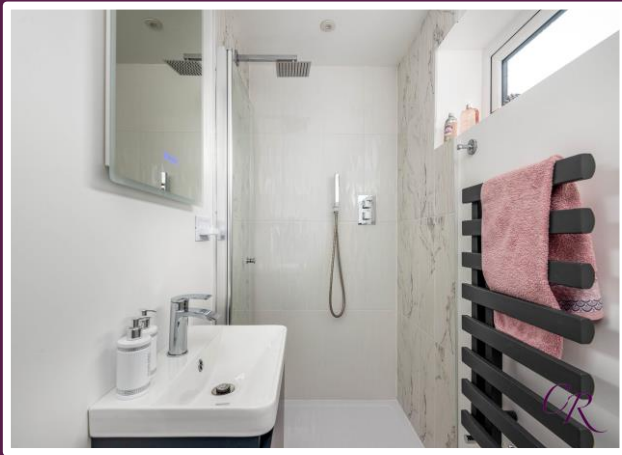
Swindon Village is both a village and a suburb on the outskirts of Cheltenham. There is a popular village primary school, St Lawrence Church, a church hall, a park, and a playing field. Swindon Village is a short drive into Cheltenham town centre, is a stone's throw from the famous Cheltenham Racecourse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

All information regarding the property details, including a position on leasehold, is to be confirmed by vendor and purchaser solicitors. All measurements are approximate and for guidance purposes only.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>	78	
(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, Scotland &amp; Wales</b>			EU Directive 2002/91/EC



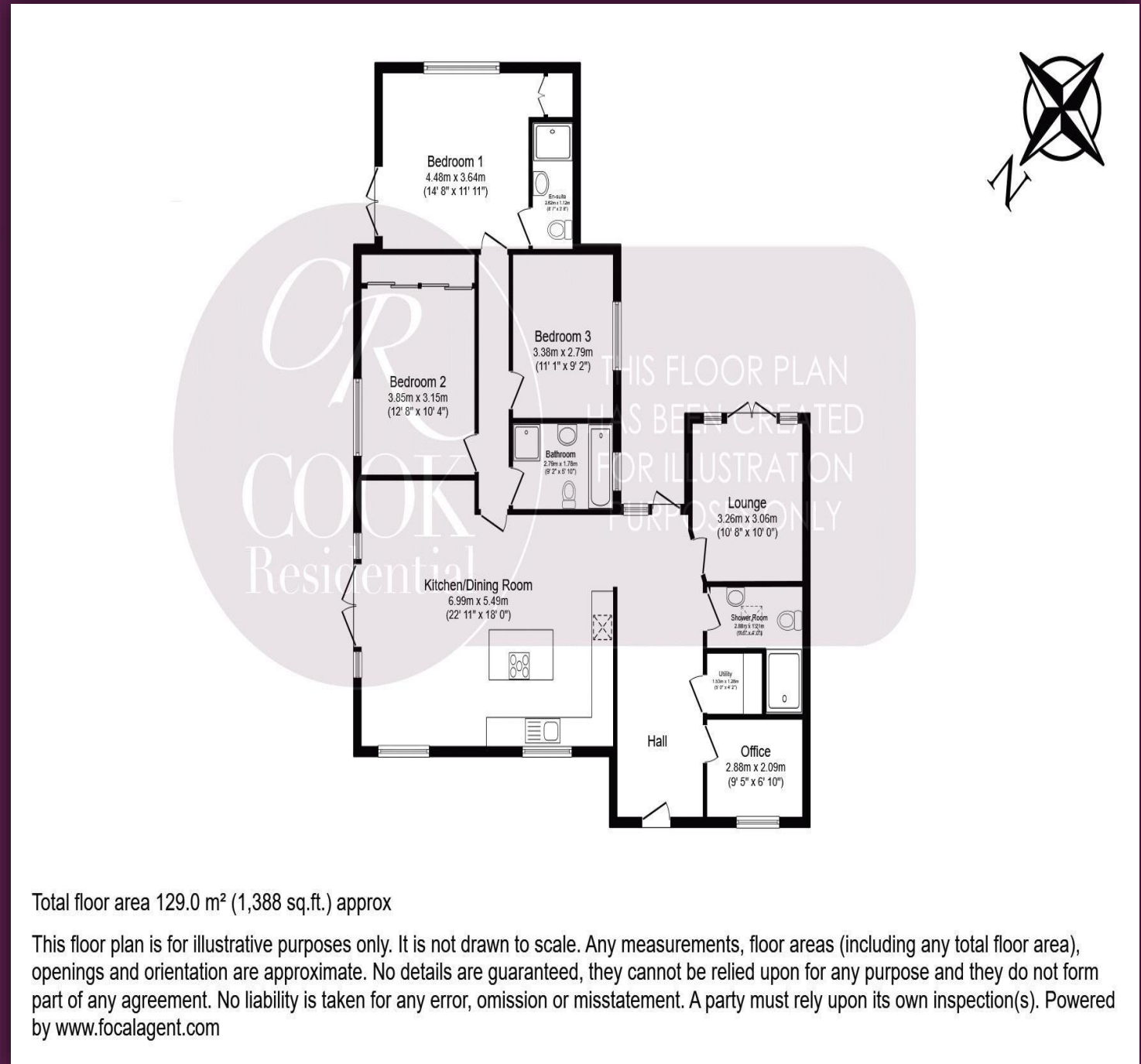
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**BEST**  
ESTATE AGENT GUIDE  
2022



Total floor area 129.0 m<sup>2</sup> (1,388 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)