

CR COOK Residential

01242 500 259

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- IN NEED OF UPDATING
- CUL-DE-SAC LOCATION
- WITHIN EASY REACH OF BATH ROAD
- THREE SPACIOUS BEDROOMS
- DRIVEWAY LEADING TO GARAGE
- GENEROUS, MATURE GARDEN

Guide Price £650,000

Hillands Drive

Leckhampton

GL53 9EU

Hillands Drive, Leckhampton

A spacious, detached family home situated in popular Leckhampton. The versatile accommodation comprises three bedrooms, a generous sitting room, a dining room, a kitchen, a snug, a sunroom, a utility room, a family bathroom, a cloakroom, a generous garden, and an integral garage.

Upon entering the property, you are brought into a porch with space for coats and shoes. A further door leads into the generous sitting room with views out over the front of the property through a large window. There is neutral carpeting, and a feature fireplace with a marble hearth and an inset gas fire.

Double doors open into the snug, which then opens into the dining room. The snug has carpet underfoot, and the dining room has varnished floorboards and panelled walls.

The kitchen looks over the rear garden and has vinyl flooring with a range of fitted wall and base units, granite effect worktops, tiled splashbacks and a stainless-steel sink and drainer with a mixer tap. There is additional space for freestanding appliances such as a cooker and a fridge.

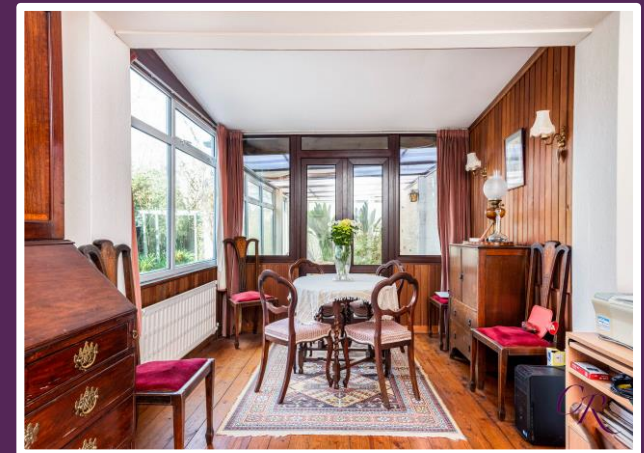
A reception/utility offers dual aspects to the rear garden, a patio door leading to the patio area, and carpet tiled flooring and wood-panelled walls. There is a wash hand basin, plumbing for a washing machine and space for a tumble drier. A small cloakroom has a low-level WC.

To the rear of the property is a sunroom with floor-to-ceiling windows and sliding doors leading out to the patio area.

Upstairs, the landing has neutral carpeting that flows into the three generous bedrooms, an airing cupboard, and a hatch leading to the loft space above. All the bedrooms benefit from built-in storage, with bedroom one having views out over the rear garden and bedrooms two and three having views out to the front.

The family bathroom offers tiled walls with a white suite comprising a bath with a separate electric shower over and a glass screen and a vanity unit with an inset WC and basin.

Outside, the mature, attractive rear garden offers areas of patio with a raised pond and a flower bed. A large lawn area has mature trees and a path leading to a greenhouse. There is also a pergola, garden shed, and outdoor lighting. To the front is a lawned area with natural hedging, trees, and shrubs. A bricked paved driveway leads to a carport and the garage. The garage has an up-and-over door, power electric and a pedestrian door.



Passionate About Property...

The property further benefits from double glazing and gas central heating.

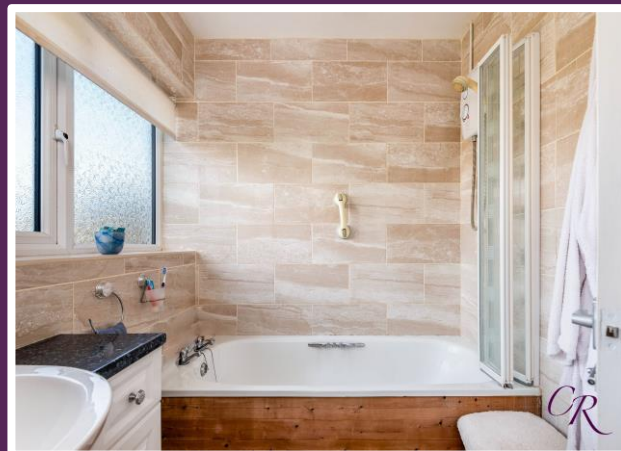
Leckhampton encompasses the vibrant Bath Road, featuring a variety of independent outlets, including gift shops, boutiques, and other specialist retailers. There is a vast range of cafes, bars, and restaurants, including the two Michelin Star restaurant Le Champignon Sauvage. Leckhampton has easy car access to the M4 and M5 motorways, Cheltenham Town Centre, and a regular bus service.

The local area is a short distance to some lovely countryside, including Leckhampton Hill, well known for its famous landmark, the Devil's Chimney. Local primary and secondary schools include Cheltenham College, Leckhampton High School, Leckhampton Primary school, Naunton Park Primary School and Richard Pates.

Tenure-Freehold
Council Tax-D

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

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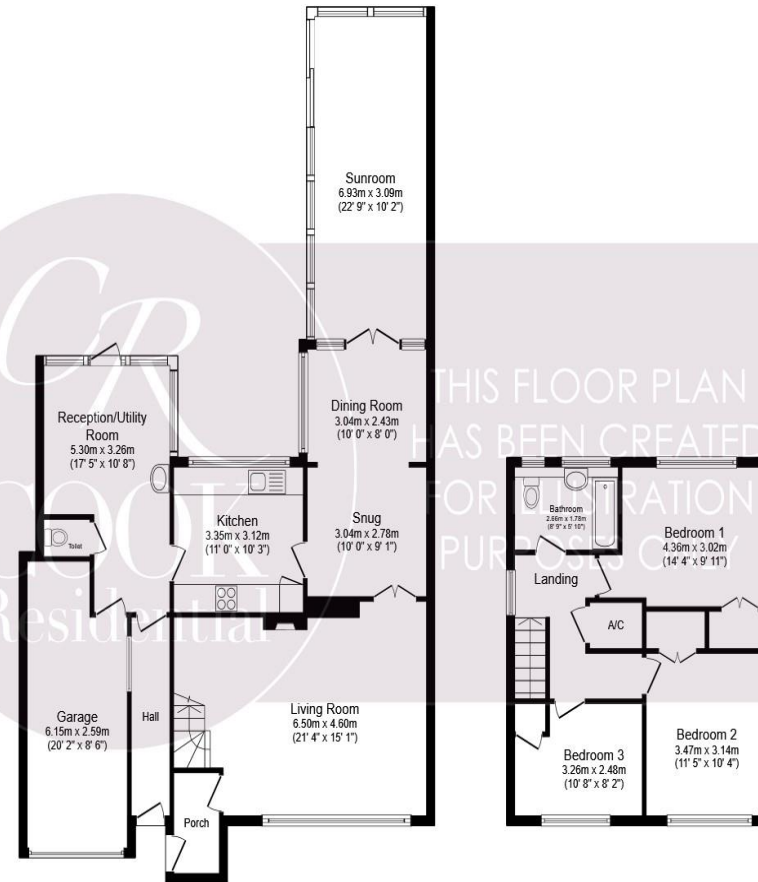


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Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			



Ground Floor

First Floor

Total floor area 164.1 m² (1,767 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