

# CR COOK Residential

01242 500 259  
www.cookresidential.co.uk



- BEAUTIFULLY PRESENTED THROUGHOUT
- THREE GENEROUS BEDROOMS
- SPACIOUS SITTING ROOM WITH FEATURE LOG BURNER
- EXTENDED DINING ROOM WITH FRENCH DOORS TO THE GARDEN
- FULLY BOARDED LOFT SPACE FOR ADDITIONAL STORAGE
- DRIVEWAY WITH PARKING FOR MULTIPLE VEHICLES

Offers in Excess of £350,000

**Sinclair Road**

**Shurdington**

**Cheltenham**

**GL51 4SG**

# Sinclair Road, Shurdington, Cheltenham, GL51 4SG

Cook Residential is delighted to present this charming three-bedroom semi-detached property, located in the sought-after Cheltenham district of Shurdington.

This beautifully maintained home features two reception rooms, a modern kitchen, and a stunning low-maintenance garden. With ample storage and parking for multiple vehicles, this property is perfect for families or professionals seeking a comfortable and stylish home. Upon entering, the accommodation benefits from a modern kitchen leading to a spacious sitting room, which opens out into the extended dining room.

**Kitchen:** The modern kitchen boasts tiled flooring, bespoke grey wall and base units, a built-in oven and hob with extractor fan, and space for a dishwasher, standalone fridge freezer, washing machine and tumble dryer, offering both functionality and style.

**Sitting Room:** The sitting room features wooden flooring and a cozy log burner, creating a warm and inviting atmosphere. It seamlessly connects to the extended dining room, providing an ideal space for relaxation and entertaining.

**Dining Room:** The extended dining room, with its wooden flooring and French doors leading out to the garden, is perfect for family gatherings and entertaining guests.

**Bedrooms:** Upstairs, the landing gives access to three good-sized double bedrooms, all with ample space and natural light.

**Family Bathroom:** The family bathroom, located on the first floor, is well-appointed and completes this level of the home.

**Loft Storage:** The second floor features a fully boarded loft space, offering excellent additional storage options.



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**Enclosed Rear Garden:** The beautifully designed, low-maintenance garden provides a peaceful oasis, perfect for outdoor relaxation and enjoyment.

**Parking:** The property includes a driveway at the front, with space for multiple vehicles, ensuring convenience for residents.

A viewing is highly recommended to fully appreciate the space and features this property has to offer.

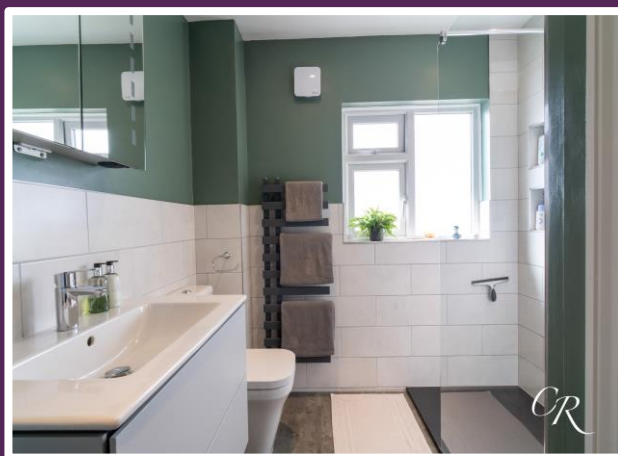
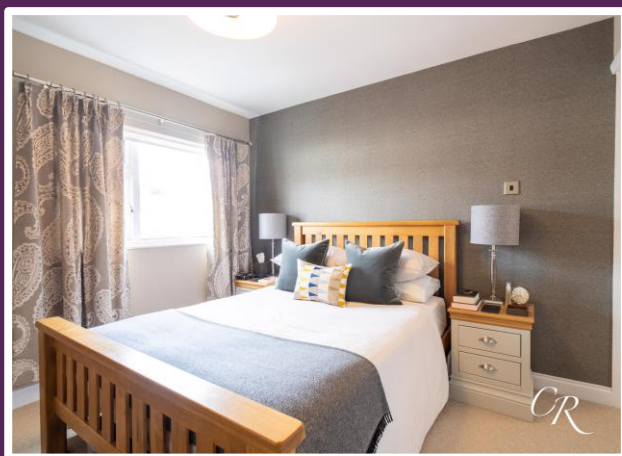
**Tenure:** Freehold

**Council Tax Band:** B **Location:** Shurdington,

Cheltenham offers easy access to local amenities, schools, and transport links. The town itself boasts a variety of local and high street shops, eateries, bars, and art galleries, all attracting visitors from far and wide.

All information regarding the property details, including its position on Freehold, is to be confirmed between 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+)	A		
(81-91)	B		
(69-80)	C	69	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

