

CR COOK Residential

01242 500 259

www.cookresidential.co.uk



- EXTENDED FOUR BEDROOM FAMILY HOME
- FABULOUS KITCHEN/DINING/FAMILY ROOM
- FURTHER RECEPTION ROOM AND UTILITY ROOM
- TWO BATHROOMS
- GOOD SIZE REAR GARDEN
- GARAGE AND DRIVEWAY PROVIDING OFF ROAD PARKING

Guide Price £450,000

Nettleton Road

Benhall

GL51 6NS

Nettleton Road, Benhall, GL51 6NS

Nestled in the sought-after Benhall area, this well presented semi-detached property boasts four generously proportioned bedrooms, a delightful open-plan kitchen-dining room, and a cosy sitting room, making it an ideal family home.

Entrance Hall: As you enter, the well-designed hallway seamlessly connects to the sitting room and second bathroom. A staircase leads to the first-floor landing, adding to the grandeur of the entry.

Living Area: The property welcomes you with a front sitting room featuring a charming log burner, creating an inviting atmosphere ideal for relaxation and entertainment.

Modern Kitchen-Diner: Upon passing through an archway, you'll find the extended kitchen-dining room, showcasing contemporary fittings, including ample solid wood counter space and built-in appliances. The area also boasts a breakfast bar, making it a delight for chefs. The spacious dining area offers beautiful views and easy access to the rear garden through bi-fold doors, perfect for indoor-outdoor living and entertaining.

Utility Room: This convenient space is equipped with ample counter space, a sink, and room for free-standing washing appliances, offering practicality without compromising on style.

Secondary Family Bathroom: The white contemporary fittings, complemented by subway tiling, enhance this bathroom, which includes a bath, shower, WC, and a vanity unit with a sink, ensuring a luxurious and functional bathing experience.

First Floor: The landing area provides access to the bedrooms, family bathroom, loft space, and an airing cupboard, ensuring a well-connected layout.

Bedrooms: Each of the four generously sized bedrooms is thoughtfully designed with your comfort and personalization in mind. These versatile spaces can easily accommodate a variety of furniture layouts and personal touches, allowing you to create your perfect sanctuary within this home.

Contemporary Bathroom: Continuing the modern theme, the sleek fixtures and fittings in this bathroom, featuring subway tiling, include a bath with a shower over, WC, and a vanity unit with an inset sink, promising a contemporary and relaxing space for personal care routines.



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Outdoor Space: The property boasts a good-sized family garden with lawn and patio areas, providing ample space for outdoor activities, relaxation, and al fresco dining.

Garage And Driveway: The property's single garage with wooden double doors to the front and a pedestrian door leading into the utility room, along with the driveway offering off-road parking for multiple vehicles, ensure ample space for vehicles and storage.

Further Benefits: Include double glazing and gas central heating.

Tenure: Freehold

Council Tax: C

The Area: Benhall is a suburb of Cheltenham and provides excellent access to the A40 and M5 as well as being on many regular bus routes to the town centre. Major supermarkets, local amenities and popular primary schools are nearby, and so is the Cheltenham Spa train station.

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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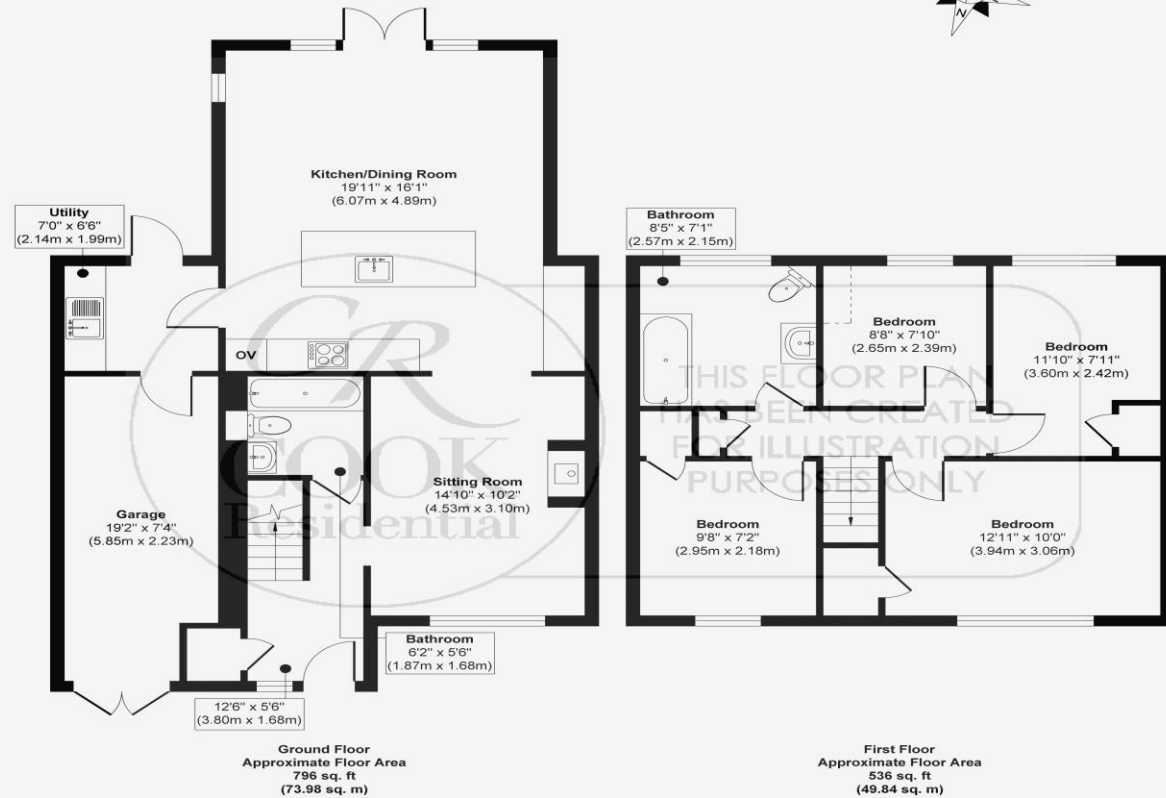
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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



Approx. Gross Internal Floor Area 1332 sq. ft / 123.82 sq. m
Produced by Elements Property