

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Beechmore Drive

Cheltenham, Gloucestershire, GL51 3NT

Asking Price £470,000



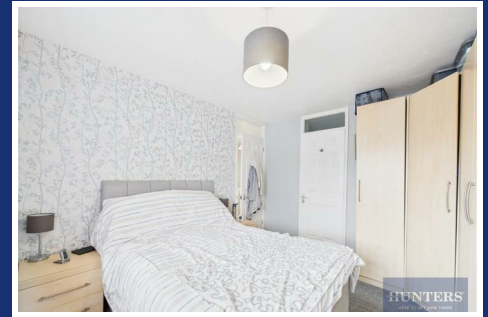
Council Tax: D



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Hunters Estate Agents are delighted to offer this fabulous three bedroomed detached luxurious family home to the sales market, complete with off road parking and a private garage.

Situated discreetly at the end of a small cul-de-sac lies this treasure of a property. Presented for sale in very good condition throughout, the house occupies an enviable plot with a private rear garden and a very private aspect. The accommodation on offer includes:

**Ground Floor:** The Property is approached via a covered porch area leading to the entrance hall with cloakroom off. The main living room has a deep square bay window to the front elevation with the large kitchen / dining room stretching the full width of the rear. The sliding patio doors in the dining area lead to a solid dwarf wall conservatory complete with blinds for the summer and a fitted radiator for the winter, this really is an all-season garden room.

**First Floor:** The central landing gives access to all principal rooms. Bedrooms two and three face the front elevation, Bedroom one and the bathroom face the rear with the main bedroom benefiting from its own private ensuite shower room.

**Outside:** The property continues to impress with a generous driveway leading to a single garage with mains power and light with a pedestrian accessible rear door. The property is set behind its own lawn fore-garden. The rear garden has been beautifully maintained and managed with a good degree of privacy.

Beechmore Drive is set in the highly regarded Up Hatherley development within easy pedestrian access of the popular Morison's supermarket complex with a variety of shops, a local bistro-pub, a doctor's surgery and a local library. Slightly further afield are several well-regarded schools, GCHQ and junction 11 of the M5. This is a truly exceptional home.

Find out more here:

[https://sprift.com/dashboard/property-report/?access\\_report\\_id=4573607](https://sprift.com/dashboard/property-report/?access_report_id=4573607)

All viewings are by appointment only

Tel: 01242 528500

- Executive Three Bedroom Detached Family House
- Two Bathrooms
- Conservatory Overlooking The Rear
- Private Well Landscaped Rear Garden
- Council Tax Band D | EPC Rating D
- Kitchen Dining Room Across The Rear
- Ground Floor Cloakroom with WC
- Garage with Additional rear Pedestrian Access
- Fabulous Location For Amenities
- Tenure - Freehold

#### Living Room

16'3" x 13'9" (4.96 x 4.21)

#### Kitchen / Breakfast Room

17'0" x 9'11" (5.19 x 3.03)

#### Conservatory

8'11" x 8'2" (2.74 x 2.49)

#### Cloakroom

#### Bedroom One

11'4" x 10'6" (3.47 x 3.22)

#### En-Suite

9'10" x 3'3" (3.01 x 1.00)

#### Bedroom Two

9'11" x 8'9" (3.03 x 2.67)

#### Bedroom Three

8'3" x 7'2" (2.53 x 2.20)

#### Bathroom

7'6" x 6'5" (2.29 x 1.96)



## Road Map



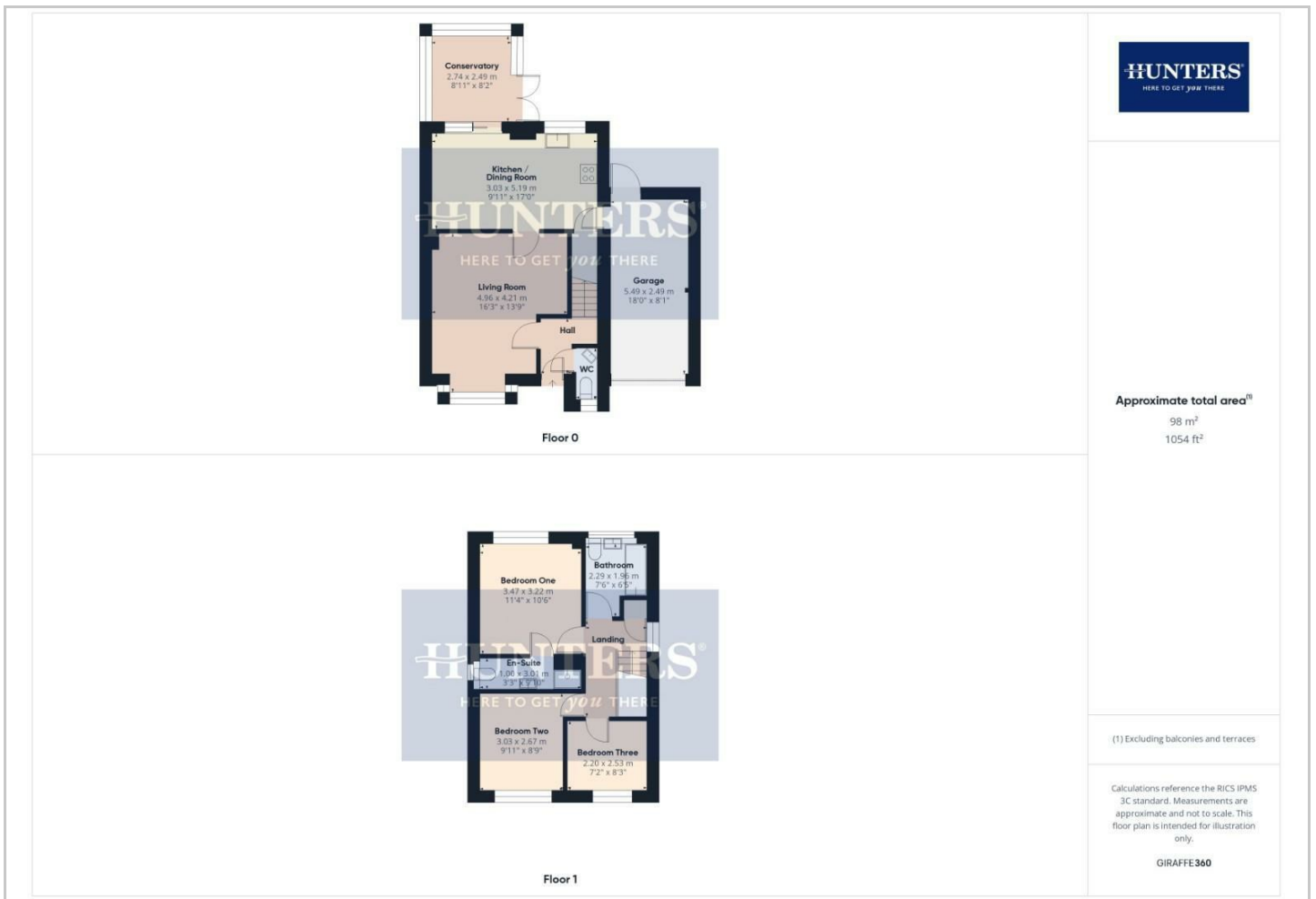
## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Hunters Cheltenham Office on 01242 528500 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.