

Shurdington Road, Cheltenham, GL53 0JD

Guide Price £550,000







Shurdington Road

Cheltenham, GL53 0JD

An attractive three-bedroom home offering well-proportioned and versatile accommodation. Further benefits are an enclosed rear garden and a separate garage for one vehicle.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Attractive three-bedroom period home with character features throughout
- Impressive open-plan kitchen/dining/family room with direct garden access
- Generous separate sitting room with period-style fireplace and plantation shutters
- Useful basement providing additional versatile space and storage
- Enclosed rear garden with lawn and paved seating areas
- Separate garage providing parking for one vehicle

















This attractive three bedroom home offers well-proportioned and versatile accommodation, combining character features with a layout particularly well suited to modern living. The ground floor includes a generous separate sitting room alongside an impressive open-plan kitchen/dining/family room, creating a sociable heart to the home with direct access to the rear garden. A useful basement provides valuable additional space for storage, while three bedrooms and the family bathroom occupy the first floor. Outside, there is an enclosed rear garden together with a separate garage providing parking for one vehicle.

Entrance Hall: The front door opens into an entrance hall providing a welcoming introduction to the property. Timber flooring adds warmth and character, while stairs rise to the first floor and doors provide access to the principal ground-floor rooms. There is also access to the staircase leading down to the basement.

Sitting Room: Positioned to the front of the property, the sitting room is a generous and characterful reception space. Wooden flooring runs throughout, complemented by decorative cornicing and an attractive period-style fireplace forming a natural focal point. Two front-facing windows fitted with plantation-style shutters allow natural light into the room while retaining a sense of privacy. The proportions comfortably accommodate a substantial seating arrangement and additional freestanding furniture.

Kitchen/Dining/Family Room: A real highlight of the home is the generous kitchen/dining/family room, creating a sociable and versatile space for everyday living and entertaining. The room is arranged into naturally defined areas while remaining open to one another, allowing plenty of space for cooking, dining and informal relaxation.

The family area retains plenty of character, with wooden flooring, decorative ceiling detailing and an attractive period-style fireplace providing a focal point. There is ample room for comfortable seating and additional furniture, making this an inviting space that connects naturally with the kitchen and dining areas beyond.

The kitchen is fitted with a range of shaker-style wall and base units complemented by dark work surfaces and metro-tiled splash-backs. An integrated oven with gas hob and extractor provides the cooking facilities, alongside space for additional appliances. The adjoining dining area comfortably accommodates a table and chairs, while recessed lighting and windows bring further light into the space. French doors open directly onto the rear garden, creating an easy connection between the indoor and outdoor entertaining areas.

Cloakroom: A useful ground-floor cloakroom is fitted with a WC and wash hand basin.

Basement: Stairs descend to a useful basement beneath the front portion of the property. This additional area provides valuable versatility and could suit a variety of uses depending on an incoming owner's requirements, while also offering useful storage away from the main living accommodation.

First-Floor Landing: The staircase rises to a central landing giving access to all three bedrooms and the family bathroom. Built-in storage is also incorporated into the landing.

Bedroom One: The principal bedroom is a particularly generous double room positioned at the front of the property. Two windows with plantation-style shutters provide plenty of natural light, while exposed timber floorboards and decorative cornicing retain the home's period character. There is ample space for a large bed together with wardrobes, drawers and additional bedroom furniture.

Bedroom Two: A further well-proportioned double bedroom provides good space for a bed and freestanding furniture, with a window providing natural light.

Bedroom Three: The third bedroom is a versatile room suitable as a single bedroom, nursery or dedicated home office. A built-in cupboard provides useful storage.

Bathroom: The family bathroom is fitted with a panelled bath, WC and pedestal wash hand basin. Part-tiled walls, tiled flooring and a heated towel rail complete the room, with an obscured window providing natural light and ventilation.

Outside Space: The enclosed rear garden provides a pleasant extension of the living accommodation and can be accessed directly from the kitchen/dining room. Paved areas immediately adjoining the house provide space for outdoor furniture and entertaining, while a central lawn is bordered by established planting and greenery. A further paved seating area creates another spot in which to relax, and gated access is also provided.

Garage/Parking: A separate garage provides secure off-road parking for one vehicle and offers additional storage potential.

Additional Information:
Tenure: Freehold
Council Tax Band: D

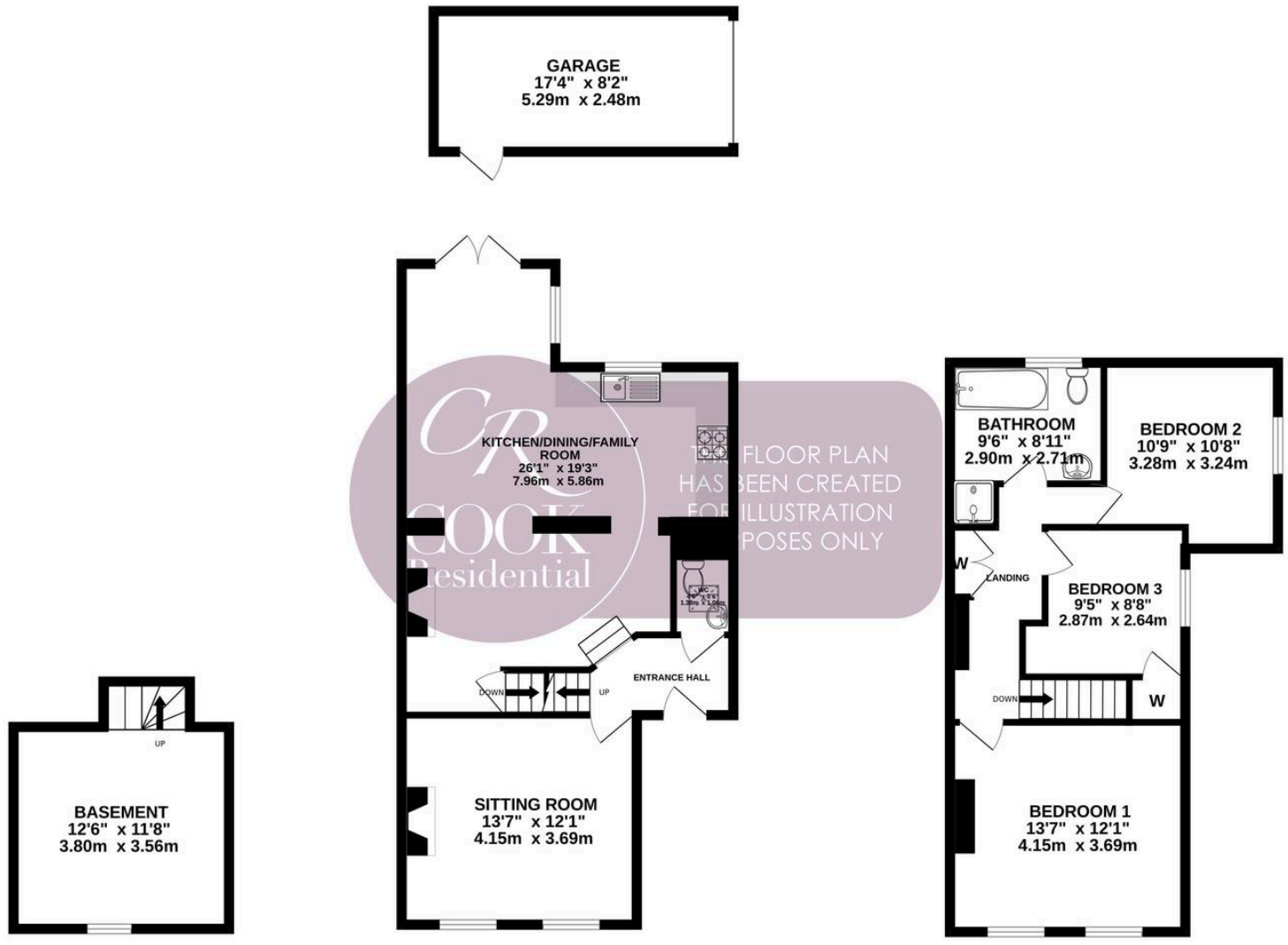
Location: The property is situated on Shurdington Road, offering convenient access to both Cheltenham town centre and the amenities available around the Bath Road and Leckhampton areas. A wide choice of independent shops, cafés, restaurants and everyday facilities can be found nearby, while Cheltenham's town centre provides a broader range of shopping, leisure and cultural attractions. The position also offers convenient access towards Shurdington, the A40 and surrounding road networks, making it well placed for travel both within and beyond Cheltenham.

Disclaimer: Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements are approximate and should not be relied upon. Any appliances and services listed have not been tested.

BASEMENT
159 sq.ft. (14.8 sq.m.) approx.

GROUND FLOOR
719 sq.ft. (66.8 sq.m.) approx.

1ST FLOOR
498 sq.ft. (46.2 sq.m.) approx.



FLOOR PLAN HAS BEEN CREATED FOR ILLUSTRATION PURPOSES ONLY
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TOTAL FLOOR AREA : 1375 sq.ft. (127.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Cook Residential

Cook Residential, 4 Tebbit Mews Winchcombe Street - GL52 2NF

01242 500259 • enquiries@cookresidential.co.uk • cookresidential.co.uk

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