



Prestbury Close, Prestbury, GL52 2DN

Guide Price £475,000



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A beautifully presented and spacious four-bedroom detached family home, offering well-balanced accommodation across two floors within a sought-after modern development in Prestbury.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rati

- Four Bedroom Detached Family Home
- Full-Depth Sitting Room With French Doors To The Garden
- Spacious Open-Plan Kitchen/Dining Room
- Principal Bedroom With En-Suite & Juliet Balcony
- Three Further Double Bedrooms
- Driveway Parking & Two Allocated Parking Spaces





A beautifully presented and spacious four-bedroom detached family home, offering well-balanced accommodation across two floors within a sought-after modern development in Prestbury. This stylish home features a generous open-plan kitchen/dining room, a full-depth sitting room, utility room, principal bedroom with en-suite, an enclosed rear garden and driveway parking. Beautifully maintained throughout, the property offers contemporary family living in a highly desirable location, close to local amenities, excellent schools and Cheltenham town centre.

Entrance Hall: A bright and welcoming entrance hall featuring attractive wood-effect flooring and a staircase rising to the first floor. The hallway provides access to the sitting room, kitchen/dining room, cloakroom, a useful storage cupboard and the staircase to the first floor, creating an inviting introduction to the home.

Cloakroom: Conveniently positioned off the entrance hall, the cloakroom is fitted with a modern white suite comprising a WC and wash hand basin with mirror above, providing a practical facility for guests and everyday family living.

Sitting Room: A spacious and beautifully proportioned reception room extending the full depth of the property, creating an excellent space for both relaxing and entertaining. The room benefits from attractive wood-effect flooring and enjoys an abundance of natural light, with French doors opening directly onto the rear garden to provide a seamless connection between the indoor and outdoor living spaces.

Kitchen/Dining Room: Forming the heart of the home, this superb open-plan kitchen and dining room has been thoughtfully designed for modern family living. The contemporary kitchen is fitted with a range of sleek white wall and base units complemented by contrasting work surfaces. Integrated appliances include a double electric oven, five-ring gas hob with stainless steel splashback and extractor hood, together with an integrated dishwasher. There is ample space for an American-style fridge freezer, while the generous dining area comfortably accommodates a family dining table and enjoys pleasant views over the rear garden. A door leads through to the utility room.

Utility Room: Accessed directly from the kitchen, the utility room provides valuable additional storage and worktop space with matching base units and complementary work surfaces. There is space and plumbing for laundry appliances together with a door providing direct access to the rear garden, making it ideal for everyday family living.

Landing: The spacious first-floor landing provides access to all four bedrooms, the family bathroom and a useful storage cupboard.

Principal Bedroom: A well-proportioned principal bedroom enjoying excellent natural light and benefiting from French doors opening onto a Juliet balcony. The room is further enhanced by fitted wardrobes, creating a comfortable and practical principal suite, with direct access to the en-suite shower room.

En-Suite: A contemporary shower room fitted with a modern white suite comprising a generous shower enclosure with attractive feature tiling, WC and wash hand basin. A heated towel rail and obscured window complete this bright and stylish space.

Bedroom Two: A generous double bedroom overlooking the rear of the property, offering a bright and comfortable space with ample room for additional bedroom furniture. The room further benefits from built-in wardrobes, providing excellent everyday storage while maintaining a light and airy feel.

Bedroom Three: A well-proportioned bedroom currently arranged as a children's room, offering excellent versatility for growing families and equally suited as a guest bedroom or nursery.

Bedroom Four: Currently utilised as a home office, this versatile room is ideal for remote working while also offering flexibility as a fourth bedroom, nursery or hobby room.

Family Bathroom: Serving the remaining bedrooms, the family bathroom is fitted with a contemporary white suite comprising a panelled bath with shower over and glazed screen, pedestal wash hand basin and WC. Attractive feature tiling, modern flooring and an obscured window complete the room.

Garden: The enclosed rear garden has been designed for ease of maintenance, featuring a generous paved terrace ideal for outdoor dining and entertaining, alongside a level lawn providing space for children and pets to enjoy. The garden is fully enclosed by timber fencing, benefits from gated side access and includes a useful timber garden shed for additional storage.

Parking: The property benefits from driveway parking to the front.

Location: Prestbury Close forms part of a popular modern development situated within the highly desirable village of Prestbury. The property enjoys easy access to local shops, cafés, highly regarded schools and everyday amenities, whilst Cheltenham town centre is just a short distance away, offering an excellent selection of restaurants, boutique shopping, theatres and the internationally renowned festivals. There are excellent transport links nearby, including easy access to the A40, M5 motorway and Cheltenham Spa railway station.

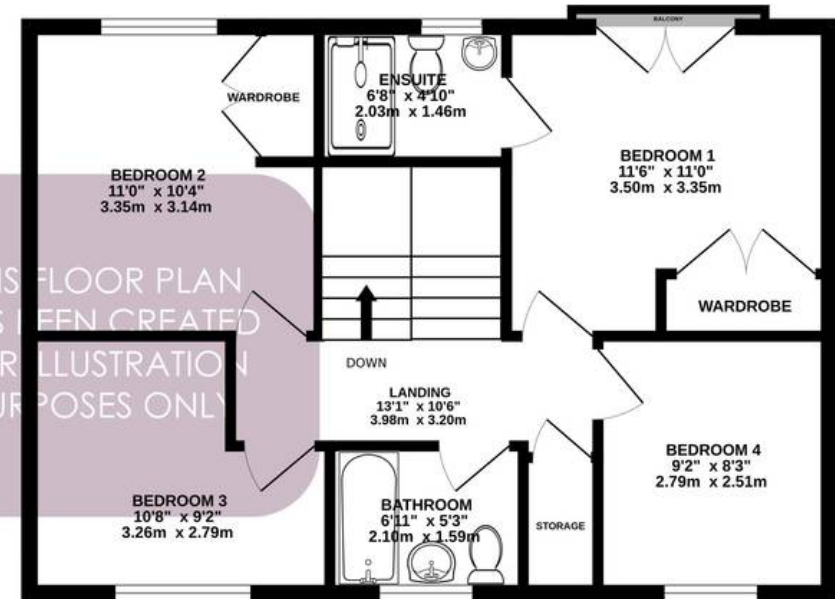
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GROUND FLOOR
573 sq.ft. (53.2 sq.m.) approx.



1ST FLOOR
573 sq.ft. (53.2 sq.m.) approx.



TOTAL FLOOR AREA : 1146 sq.ft. (106.4 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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