



Griffiths Avenue, Cheltenham, GL51 7BL

Guide Price £825,000



Griffiths Avenue

Cheltenham, GL51 7BL

Beautifully extended 4-bed family home on a sought-after road. Features open-plan living, stylish kitchen, large garden, parking, flexible rooms, and excellent local amenities in Cheltenham.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:



- Four Bedroom Extended Detached Home
- Immaculately Presented Throughout
- Open Plan Kitchen / Dining Family
- Fantastic Location Close To Local Amenities and Cheltenham Spa Station
- Beautiful Mature Garden Perfect For Entertaining
- Driveway Parking For Multiple Vehicles



This beautifully presented and thoughtfully extended family home offers generous and versatile accommodation arranged over two floors, combining contemporary design with practical living spaces. Positioned on a desirable residential road, the property enjoys a spacious plot with a generous rear garden, driveway parking, and a stylish rear extension that forms the heart of the home.

Porch: A useful covered porch provides sheltered access into the property offering built in storage for shoes and coats.

Entrance Hall: A welcoming and well-proportioned hallway providing access to the principal ground floor rooms all of which benefit from underfloor heating. The hall also features double height ceilings and a galleried landing.

Cloakroom: Conveniently positioned off the hallway, the cloakroom is fitted with a modern WC and wash hand basin set within a vanity unit, complemented by contemporary tiling and natural light.

Sitting Room: Positioned at the front of the property, the sitting room is a comfortable and inviting reception space enjoying a pleasant outlook over the front aspect. A large window allows an abundance of natural light to fill the room, making it ideal for everyday living and relaxation.

Kitchen / Dining / Family Room: Undoubtedly the heart of the home, this impressive open-plan kitchen, dining and family room spans the rear of the property and has been designed for modern family living and entertaining. The kitchen is fitted with contemporary units and integrated appliances such as a fridge freezer, dishwasher, Quooker tap, double hide and slide Neff oven and a central island incorporating a Neff induction hob. The kitchen also offers excellent functionality for cooking and hosting.

Karndean style flooring runs throughout the space, providing both style and durability, while the layout flows seamlessly between cooking, dining and relaxed seating areas. The family area is further enhanced by a wood-burning stove, creating a warm and inviting focal point. Large sliding doors open directly onto the rear terrace and garden, flooding the room with natural light and creating a strong connection between indoor and outdoor living.

Bedroom Four: Located on the ground floor, bedroom four is a well-proportioned double room offering built in storage. Ideal for guests, multi-generational living, or use as a home office, the room enjoys a pleasant outlook and convenient access to the nearby shower room.

En-suite Shower Room: Serving bedroom four the shower room is fitted with a modern suite including a walk-in shower and a wash basin finished in a contemporary style.

Utility Room: The utility room was built as an extension to the detached garage and is accessed via a secure passage way adjacent to the kitchen. This highly practical space provides work surfaces, storage, and space and plumbing for laundry appliances, keeping everyday household tasks neatly separated from the main living accommodation.

Garage / Store: The detached garage benefits from side access to the main house via the secure passage way and offers valuable storage space, ideal for bikes, garden equipment and general household items and has its own power.

Landing: A bright and spacious landing benefitting from Velux roof windows and providing access to all first-floor accommodation and the airing cupboard.

Bedroom One: A beautifully proportioned principal bedroom enjoying an elevated outlook over the rear garden and beyond. Full-height glazed doors open onto a Juliet balcony, allowing natural light to pour in and creating a wonderful sense of space. The room comfortably accommodates a king size bed, fitted wardrobes and additional furniture and is complemented by a stylish en-suite shower room.

En-Suite Shower Room: Finished in a contemporary style, the en-suite features a walk-in rainfall shower with glazed enclosure, a sleek vanity unit with inset basin, and modern fittings, creating a refined, hotel-style space.

Bedroom Two: A generous double bedroom featuring built-in wardrobes, providing excellent storage without compromising floor space. The room offers a pleasant outlook and is ideal for family members or guests. There is access to the large loft space from here.

Bedroom Three: Another double bedroom with large built in wardrobes, currently arranged as a home office, highlighting the flexibility of the accommodation. This room would equally suit use as a bedroom, study, or hobby space.

Family Bathroom: A beautifully appointed family bathroom finished to a high standard, featuring a spacious walk-in shower with striking gold shower fittings alongside a large and stylish freestanding bath with coordinating gold taps. Velux roof windows flood the room with natural light, enhancing the sense of space and creating a calm, contemporary environment ideal for both everyday use and relaxation.

Outside: The property enjoys a particularly generous rear garden, laid mainly to lawn with paved seating areas ideal for outdoor dining and entertaining. There are two double external power points for added convenience as well as an outside tap. A substantial detached outbuilding provides excellent additional storage or potential for alternative use, subject to requirements.

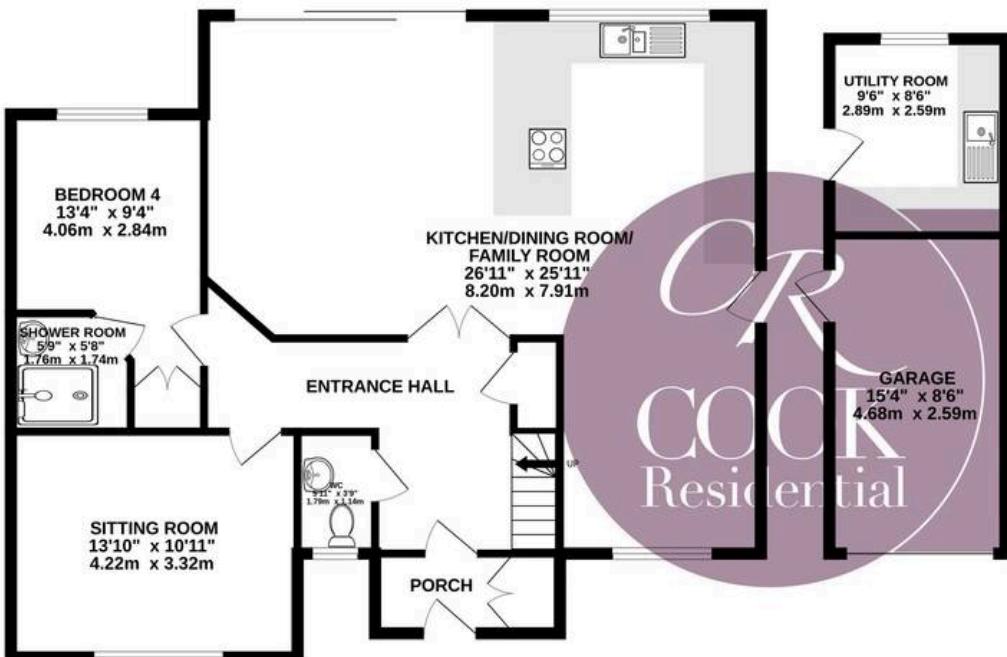
Parking: To the front, a gated driveway provides off-road parking for multiple vehicles and offers two double charging points and access to the garage/store.

Location: Griffiths Avenue is a well-regarded residential road located within the popular GL51 area of Cheltenham, offering an excellent balance of family living and accessibility. The property is well placed for local schools, everyday amenities, and green open spaces, while remaining within easy reach of Cheltenham town centre with its wide range of shops, cafés, and restaurants.

Cheltenham is renowned for its Regency architecture, cultural festivals, and excellent educational facilities, including a range of highly regarded state and private schools. For commuters, there is convenient access to the M5 motorway



GROUND FLOOR
1210 sq.ft. (112.4 sq.m.) approx.



1ST FLOOR
657 sq.ft. (61.1 sq.m.) approx.



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COCK
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THIS FLOOR PLAN
HAS BEEN CREATED
FOR ILLUSTRATION
PURPOSES ONLY

TOTAL FLOOR AREA: 1867 sq.ft. (173.5 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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