

Bournside Road, GL51 3AL

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Hunters are proud to present this outstanding four bedroom (each with air conditioning) semi-detached family home for sale on one of Cheltenham's premier residential roads, complete with a 23'+ kitchen extension and a main bedroom with views across Hatherley Park.

This fine property offers the following accommodation:

Ground Floor:
The beautiful entrance hall offers a good sense of what's to come. The traditional sitting room with bright decor and real open fireplace is an excellent retirement room. The door to the kitchen opens into an expansive 23'+ of premium living space providing a spacious kitchen area, a large dining area and a family snug. Prolific hosts of friends and family gatherings will love this space, and the wide bi-fold doors develop the entertaining theme further. The large utility/boot room has a fitted 'puppy/wellie' shower and a wide range of storage cupboards. The cloakroom with wc completes the list.

First Floor:
Bedrooms three and four face the rear elevation with bedroom two and the family bathroom facing the front. The return staircase leads to...

Second Floor:
Yet another impressive room with bedroom one commanding outstanding floor to ceiling views across Hatherley Park with wide opening doors and a glass Juliet balcony. The recently fitted en-suite and bespoke built wardrobes and storage cupboards completes the package.

Outside:
The property is set back from the road with ample off-road parking. There are solar panels (fully owned) on the roof with battery storage facilities in the garage. The rear garden enjoys a high degree of privacy, backing as it does onto park land.

The views from the rear of this property are truly outstanding looking across the picturesque Hatherley Park with its walking trails, lake and children's play area. If location is at the top of your shopping list, this property will not disappoint, sitting as it does between Lansdown and Hatherley and enjoying the best assets of both areas.





Sitting Room
15'5" x 12'11"

Kitchen / Dining / Snug
23'9" x 19'8"

Utility/Boot Room
13'7" x 8'7"

Ground Floor Cloakroom

First Floor

Bedroom Two
12'11" x 12'0"

Bedroom Three
12'5" x 11'5"

Bedroom Four
9'7" x 9'1"

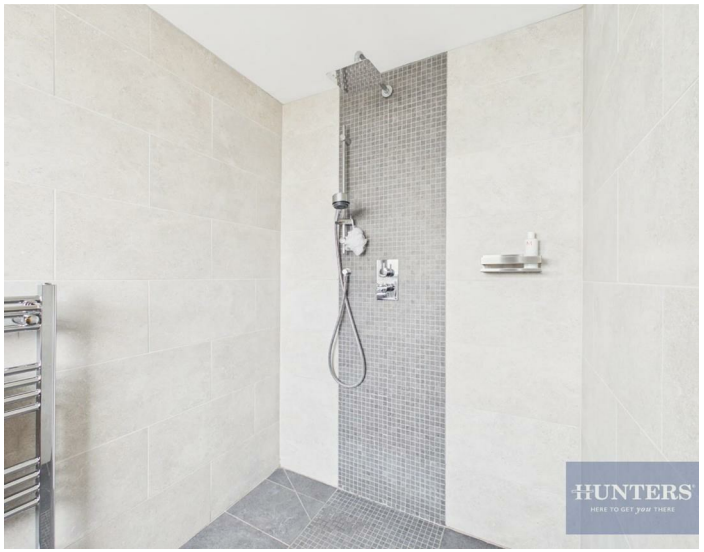
Family Bathroom
8'0" x 6'8"

Second Floor

Bedroom One
20'6" x 12'5"

En-Suite
9'1" x 5'2"

Garage
16'0" x 8'3"















- An Exceptional Fully Modernised Four Bedroom Family Home
- A professionally installed, residential-grade air-conditioning system serving all four bedrooms.
- 23' x 19' Extended Kitchen / Dining Room with Bi-Fold Doors to the Garden
- Second Floor Extension For Master Suite
- Main Bedroom Enjoys Floor-To-Ceiling Views of Hatherley Park
- Solar Panels (owned) with Solar Energy Battery Storage
- Cloak Room and Utility/Boot Room with fitted 'Puppy/Wellie' Shower
- Closed Chain and Ready to Go
- Council Tax Band D | Energy Performance Rating (EPC) B
- Tenure: Freehold

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. 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.



Floor 0



Floor 1



Floor 2

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Approximate total area(1)

179.5 m²

1934 ft²

Reduced headroom

7.3 m²

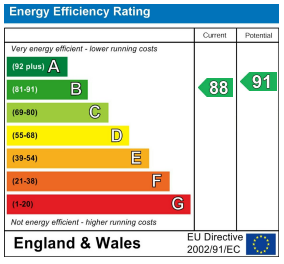
79 ft²

(1) Excluding balconies and terraces

Reduced headroom ..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Cheltenham - 01242 528500 https://www.hunters.com

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