



Oak Manor Drive, Cheltenham, GL52 6SY

CR
In Excess of £450,000



Oak Manor Drive

Cheltenham, GL52 6SY

Situated within an established residential setting in Cheltenham, this well-presented three-bedroom semi-detached home offers bright and practical accommodation.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- No Onward Chain
- Immaculate Three-Bedroom Semi-Detached Home
- Impressive Modern Kitchen/Dining Room
- Generous Separate Living Room
- Attractive Enclosed Rear Garden
- Driveway Parking and Garage





Situated within an established residential setting in Cheltenham and within walking distance of the town, this well-presented three-bedroom semi-detached home offers bright and practical accommodation. A particular highlight is the recently fitted stylish kitchen/dining room, which provides a superb sociable space with direct access to the rear garden. Further benefits include a generous separate living room, three well-proportioned bedrooms, a contemporary family bathroom, driveway parking leading to a garage and an attractive enclosed garden. **Offered to the market with no onward chain.**

Entrance Hall: The front door opens into a welcoming entrance hall, providing access to the principal ground-floor accommodation with stairs rising to the first floor. The hallway offers a bright and practical introduction to the home with space for everyday furniture.

Living Room: Positioned to the front of the property, the generously proportioned living room benefits from a wide window allowing plenty of natural light into the space. A fireplace creates an attractive focal point, complemented by fitted cabinetry and shelving to either side, while the room comfortably accommodates a range of seating furniture.

Kitchen/Dining Room: Spanning the rear of the property, the kitchen/dining room is a standout feature of the home and provides an excellent space for both everyday family life and entertaining. The contemporary kitchen is fitted with a comprehensive range of soft-toned cabinetry complemented by light work surfaces, with a generous peninsula incorporating the hob, additional storage and space for informal seating. Integrated appliances and extensive cabinetry provide excellent functionality, while there is ample room for a substantial dining table. Windows and glazed double doors bring in an abundance of natural light and provide a lovely outlook and direct access onto the rear garden.

First Floor Landing: Stairs rise from the entrance hall to the first-floor landing, which provides access to all three bedrooms and the family bathroom.

Bedroom One: A well-proportioned double bedroom positioned to the front of the property, featuring a wide window and a substantial range of fitted wardrobes providing excellent storage.

Bedroom Two: An impressive double bedroom positioned to the rear, enjoying an outlook across the garden. Its generous proportions allow plenty of room for bedroom furniture, making this another comfortable and versatile double bedroom.

Bedroom Three: Also positioned to the rear, the third bedroom is a well-proportioned room suitable for use as a child's bedroom, guest room or home office.

Bathroom: The contemporary family bathroom is finished with modern marble-effect wall panelling and comprises a bath with shower over and glazed screen, WC and wash hand basin with useful vanity storage beneath. A window provides natural light and ventilation.

Rear Garden: The enclosed rear garden is an attractive feature of the property, offering a well-balanced combination of lawn, established planting and outdoor entertaining space. A generous decked terrace extends across the rear of the house, creating an ideal setting for outdoor dining and seating, with direct access from the kitchen/dining room. The central lawn is bordered by mature planted beds, while established trees and greenery provide an appealing backdrop. Further paved areas offer additional practical outdoor space.

Parking: The property benefits from driveway parking to the front and side of the house, leading towards the detached garage.

Garage: A detached garage provides valuable additional storage and is accessed from the driveway.

Additional Details

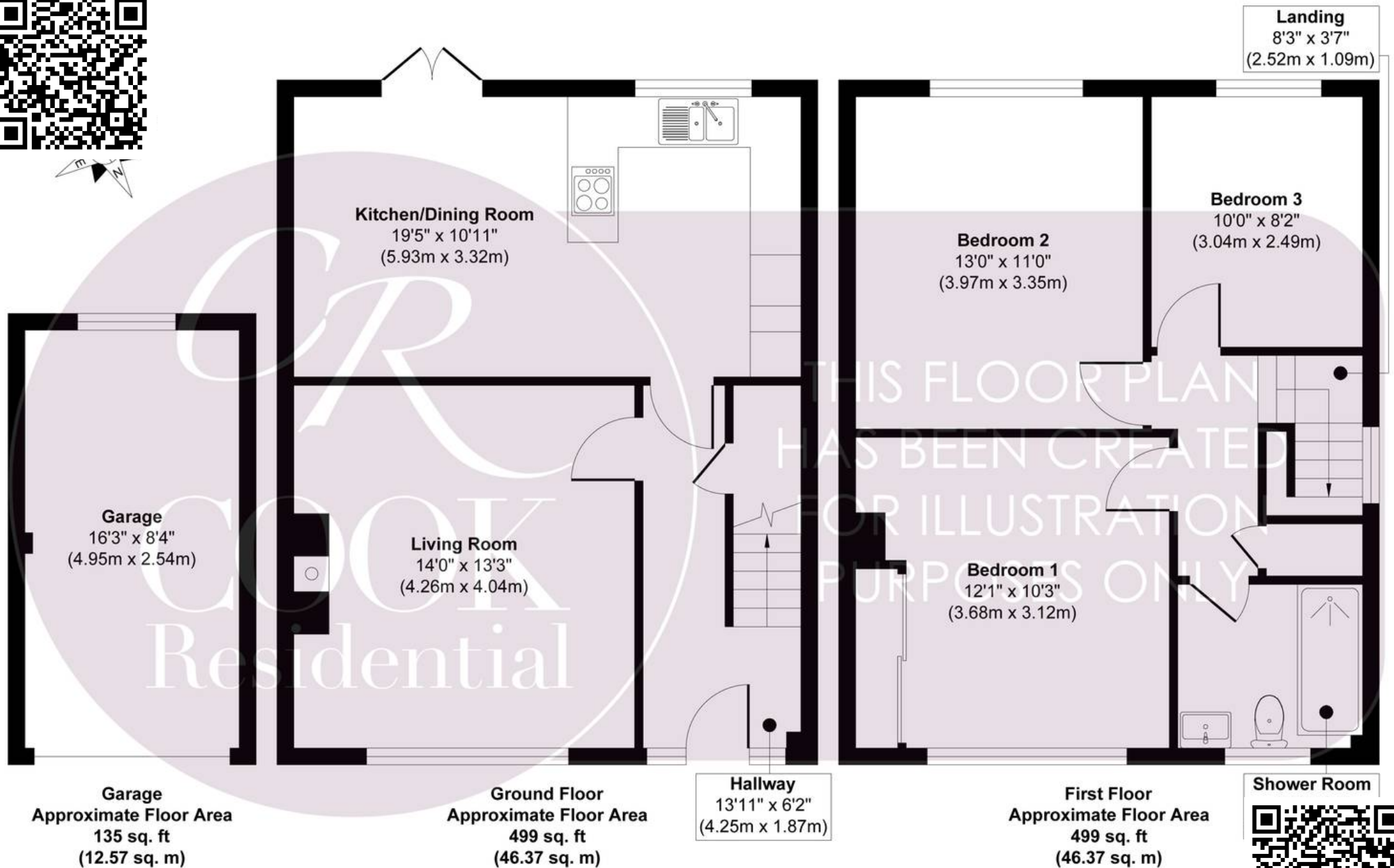
No Onward Chain

Tenure: Freehold

Council Tax: Band D – Cheltenham Borough Council.

Location: Oak Manor is situated within an established residential area of Cheltenham, offering convenient access to a range of everyday amenities, schools and transport connections. Cheltenham town centre is within easy reach and provides an extensive selection of shops, cafés, restaurants, leisure facilities and cultural attractions, while the property's residential setting and well-balanced accommodation make it particularly well suited to family life.

Disclaimer: These particulars are believed to be correct but their accuracy is not guaranteed, and they do not form part of any contract. All measurements are approximate and are intended for guidance only. Prospective purchasers should satisfy themselves as to the accuracy of the information provided through their own inspection and enquiries.



Approx. Gross Internal Floor Area 1133 sq. ft / 105.31 sq. m (Including Garage)
Approx. Gross Internal Floor Area 998 sq. ft / 92.74 sq. m (Excluding Garage)

Produced by Elements Property





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For more detailed information please refer to the Cook Residential website. All information regarding the property details, including its position on Freehold, will be confirmed between vendor and purchaser solicitors. All measurements are approximate and for guidance purposes only.