



Wordsworth Avenue, Cheltenham, GL51 7DY

In Excess of £400,000



Wordsworth Avenue

Cheltenham, GL51 7DY

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Extended Three-Bedroom Semi-Detached Family Home
- Generous Corner Plot Position
- Open-Plan Kitchen/Dining/Family Room
- Utility Room And Ground Floor Cloakroom
- Landscaped Rear Garden With Multiple Seating Areas
- Driveway Parking For Multiple Vehicles Complete With An EV Charging Point

A beautifully presented and substantially extended three-bedroom semi-detached family home, occupying a generous corner plot position on the ever-popular Wordsworth Avenue. Offering over 1,080 sq.ft. of accommodation, this impressive property combines a traditional layout with a stunning open-plan kitchen/dining/family room extension, creating an ideal home for modern family living. Further benefits include driveway parking for multiple vehicles, a landscaped rear garden, utility room, ground floor cloakroom and well-proportioned bedrooms.







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Entrance Hall: A welcoming entrance hall with a staircase rising to the first floor and doors leading to the principal ground floor accommodation.

Sitting Room: Located to the front of the property, this spacious reception room enjoys an abundance of natural light from the large front aspect window. Offering ample space for a variety of furniture arrangements, it provides an excellent separate living space for relaxing and entertaining.

Cloakroom: A stylish and contemporary ground floor cloakroom fitted with a concealed cistern WC, vanity wash hand basin with storage beneath and modern fittings throughout.

Kitchen/Dining/Family Room: Undoubtedly the heart of the home, this exceptional open-plan space has been thoughtfully designed to create a superb environment for family life and entertaining. The impressive vaulted ceiling enhances the feeling of space, whilst multiple windows, skylights and French doors flood the room with natural light. The kitchen is fitted with a range of sleek contemporary units complemented by generous work surfaces, integrated double ovens, induction hob, feature shelving and extensive storage. A substantial central island provides additional preparation space and breakfast bar seating, creating a natural focal point within the room. The dining area comfortably accommodates a family-sized table and enjoys direct access to the garden, while the family area offers a versatile space for everyday living. Attractive herringbone flooring runs throughout, further enhancing the quality finish of this impressive room.

Utility Room: A practical and useful addition, fitted with further storage, worktop space, sink unit and space for appliances. A door provides convenient access to the side and rear gardens.

Bedroom One: A generous principal bedroom featuring fitted wardrobes providing excellent storage and a pleasant outlook over the surrounding area.

Bedroom Two: A well-proportioned double bedroom enjoying a front aspect window and ample space for bedroom furniture.

Bedroom Three: A versatile third bedroom ideal as a child's bedroom, nursery or home office.

Bathroom: Beautifully appointed and fitted with a contemporary white suite comprising panelled bath, separate shower enclosure, vanity wash hand basin with storage beneath, WC and heated towel rail. Finished with stylish tiling and modern décor throughout.

Garden: The rear landscaped garden has been thoughtfully designed to provide a variety of seating and entertaining areas. A large paved terrace offers ample space for outdoor dining, while a separate raised decked seating area overlooks the lawn. Established planting, mature borders and a pergola seating area create a private and attractive outdoor environment, ideal for both family enjoyment and entertaining guests.

Parking: The property occupies a generous corner plot with mature hedging creating an attractive frontage with a gravelled driveway provides off-road parking for multiple vehicles complete with an EV charging point.

Additional Details:

Tenure: Freehold

Council Tax Band: C

Location: Wordsworth Avenue is a well-established residential road situated to the west of Cheltenham town centre. The area is popular with families thanks to its convenient access to local schools, parks, everyday amenities and transport links. Cheltenham town centre is within easy reach, offering an excellent range of shops, restaurants, cafés and leisure facilities, while nearby road connections provide straightforward access to Gloucester, the M5 motorway and surrounding countryside.

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