



Birdlip Road, Cheltenham - GL52 5AJ

Cheltenham

Guide Price £650,000



CR

## 12 Birdlip Road

Cheltenham, Cheltenham

Spacious 4-bed detached home on Birdlip Rd, Cheltenham. Modern kitchen, 3 baths, double garage, generous garden. Ideal for families in peaceful setting. Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Generous Four Bedroom Detached Home
- Two Reception Rooms
- Two Ensuite Shower rooms
- Driveway Parking and Double Garage
- Neutrally Decorated Throughout
- Fantastic Cheltenham Family Location







Located on Birdlip Road, Cheltenham, this spacious and beautifully presented four-bedroom detached home offers generous proportions, contemporary interiors, and a lovely rear garden. With a modern kitchen/dining room, three bathrooms, and a double garage with driveway parking, the property is perfectly suited to growing families or those looking for versatile living in a peaceful setting.

**Sitting Room:** Set in the heart of the ground floor with a front-facing window and side alcoves, the spacious sitting room is perfect for relaxation and entertaining. Its generous proportions make it a flexible and welcoming space.

**Snug:** Positioned at the front of the home, the snug is a bright and versatile reception room, ideal for a home office, reading room, or cosy second lounge.

**Kitchen:** Located to the rear of the property, this contemporary open plan space features wooden flooring, white kitchen cabinetry, and integrated appliances including a double oven and gas hob. The kitchen area is practical yet stylish, with a clean, modern aesthetic and plenty of workspace.

**Dining Area:** The dining area benefits from French doors opening directly onto the garden, creating a light filled environment perfect for family meals and entertaining while enjoying garden views.

**Utility Room:** Just off the kitchen, the utility room includes a fitted sink, cabinetry, and external access to the garden. It offers a practical space for laundry and additional storage.

**Bedroom One:** This impressive principal bedroom features a walk through dressing area with fitted wardrobes leading to a contemporary ensuite shower room. The room is generously sized and enjoys a peaceful rear aspect.

**Bedroom One Ensuite:** A stylish ensuite with walk in shower, wash basin, and WC, finished with contemporary tiling and fittings.

**Bedroom Two:** A spacious double bedroom with added benefit of a balcony.

**Bedroom Two Ensuite:** Fitted with a modern shower enclosure, WC, and wash hand basin, with quality finishes throughout.

**Bedroom Three:** Positioned at the front of the home, this well sized double bedroom benefits from neutral décor and a private balcony bringing in plenty of natural light.

**Bedroom Four:** A further double bedroom located at the rear of the property with views over the garden.

**Bathroom:** The family bathroom includes a full size bath, wash hand basin, and WC. Stylishly tiled, it complements the modern feel of the rest of the home.

**Garden:** The generous rear garden is mainly laid to lawn with a paved patio, ideal for al fresco dining or entertaining, with added benefit of side access.

**Parking:** To the front, a double garage and driveway provide ample off road parking for multiple vehicles.

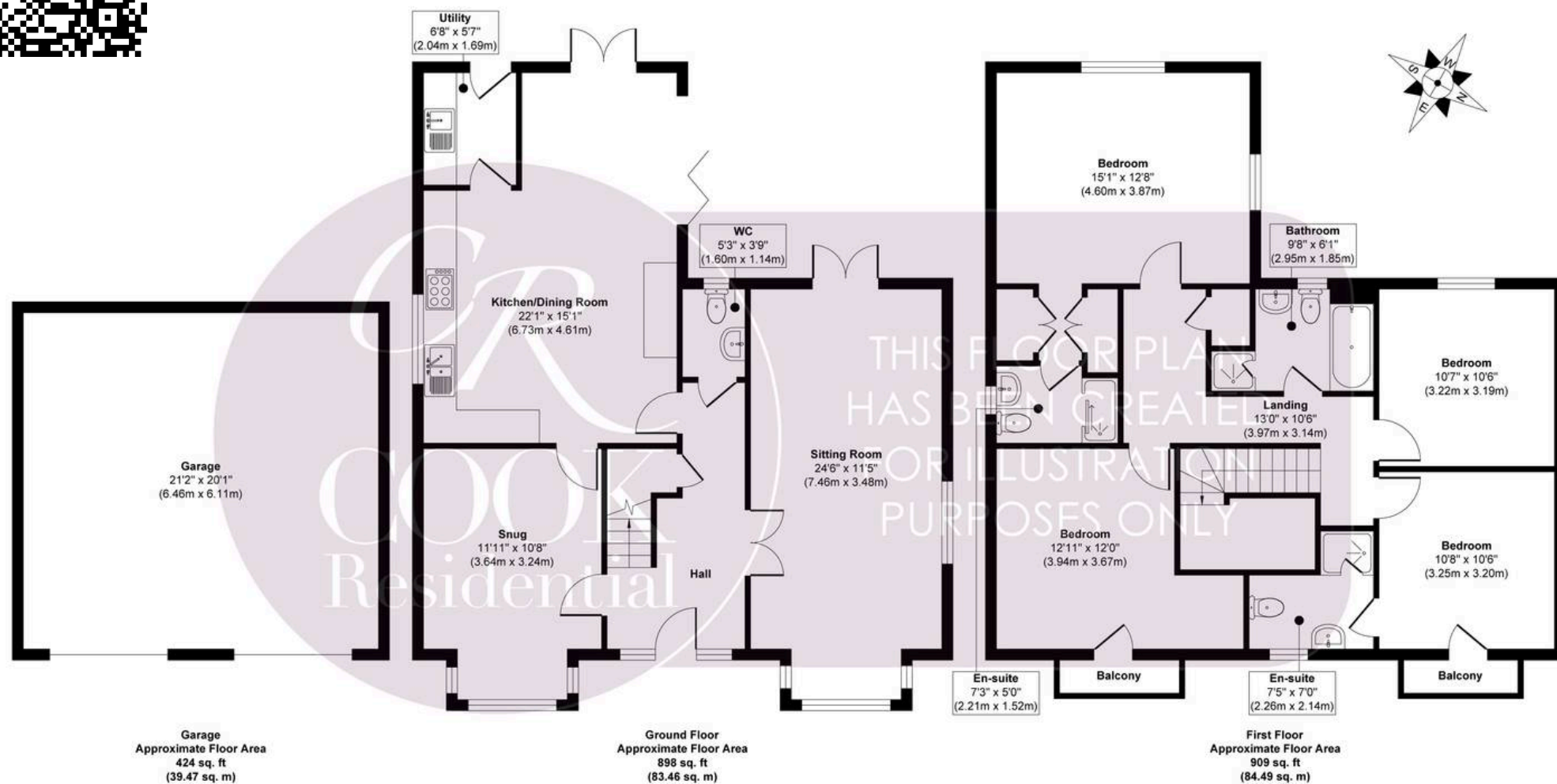
**Tenure:** Freehold

**Council Tax Band:** F

**Location:** Birdlip Road, Cheltenham is a desirable and peaceful residential address known for its spacious homes and family friendly feel. The location offers easy access to local amenities, good schools, and commuter links, while also providing a serene and well established setting for modern family life.

*All information regarding the property details is to be confirmed between vendor and purchaser solicitors. All measurements are approximate and for guidance purposes only.*





**Approx. Gross Internal Floor Area 2231 sq. ft / 207.42 sq. m (Including Garage)**  
**Approx. Gross Internal Floor Area 1807 sq. ft / 167.95 sq. m (Excluding Garage)**

Produced by Elements Property







## Cook Residential

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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.