



Glebe Road, Prestbury - GL52 3DG

Cheltenham

Guide Price £600,000





Glebe Road

Prestbury, Cheltenham

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Semi Detached Family home
- Beautifully Presented And Extended
- Four Bedrooms
- Open Plan Kitchen-Dining Room With Snug
- Ensuite And Family bathroom
- Generous enclosed Rear Garden And Driveway





Cook Residential is delighted to present this exceptionally well-presented, four-bedroom semi-detached property, thoughtfully extended to provide generous living space. Situated in the highly desirable village of Prestbury, this property offers an open-plan kitchen-dining room, two reception rooms, a principal bedroom with an ensuite, a beautifully landscaped rear garden, and off-road parking. Upon entering, the property benefits from a porch leading into a welcoming hallway with stairs to the first floor, access to the reception rooms, and a convenient ground-floor cloakroom with a white suite comprising a low-level WC and wash hand basin.

Sitting Room: Located at the front of the property, the sitting room features a charming bay window aspect, neutral carpeting, and a cast iron feature fireplace with a wooden surround, creating a cosy space for relaxation.

Snug: To the rear, the snug offers varnished wooden floorboards and a chimney breast with an inset log burner. An archway opens into the light-filled, open-plan kitchen-dining room, creating a seamless flow.

Kitchen-Dining Room: The open-plan kitchen-dining room is a standout feature of this home, with bi-fold doors leading to the rear patio and a sky lantern flooding the space with natural light. The kitchen boasts a range of fitted wall and base units with Silestone quartz worktops, tiled splashbacks, and an inset Belfast sink. Integrated Bosch appliances include a gas hob, extractor hood, oven, dishwasher, and fridge-freezer. A central island with a wine fridge, USB plug sockets, and additional storage enhances the functionality of this space. Porcelain tiled flooring extends into the dining area and adjoining utility room.

Utility Room: The utility room offers matching quartz worktops, an inset stainless steel sink with a drainer, storage cupboards, and space for a freestanding washer-dryer. A door provides side access to the property.

Upstairs, the landing leads to four bedrooms and a family bathroom.

Bedrooms: The principal bedroom overlooks the rear garden and benefits from a modern ensuite shower room with non-slip tiled flooring, a double walk-in shower enclosure with a rain head, a low-level WC, and a vanity unit with an inset basin.

Bedrooms two and three are spacious doubles. Bedroom two features a bay window to the front, while bedroom three enjoys views of the rear garden. Bedroom four is a single room, ideal for use as a home office or study.

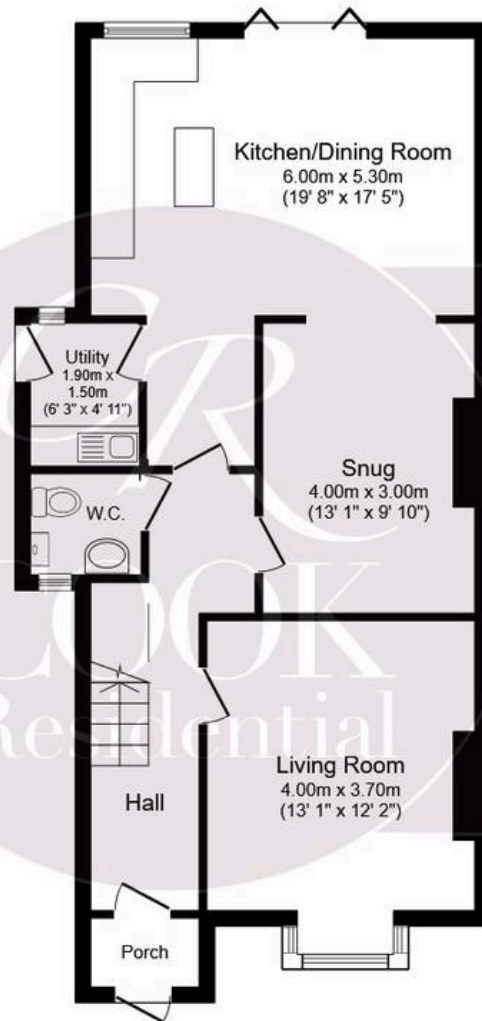
Family Bathroom: The family bathroom offers a white suite comprising a clawfoot bath with a rain head shower over, a low-level WC, a vanity unit with an inset basin, non-slip tiled flooring, and part-tiled walls.

Enclosed Rear Garden: The landscaped rear garden includes a large patio area, perfect for outdoor entertaining, a lawn bordered by mature trees and shrubs, raised beds, and a garden shed.

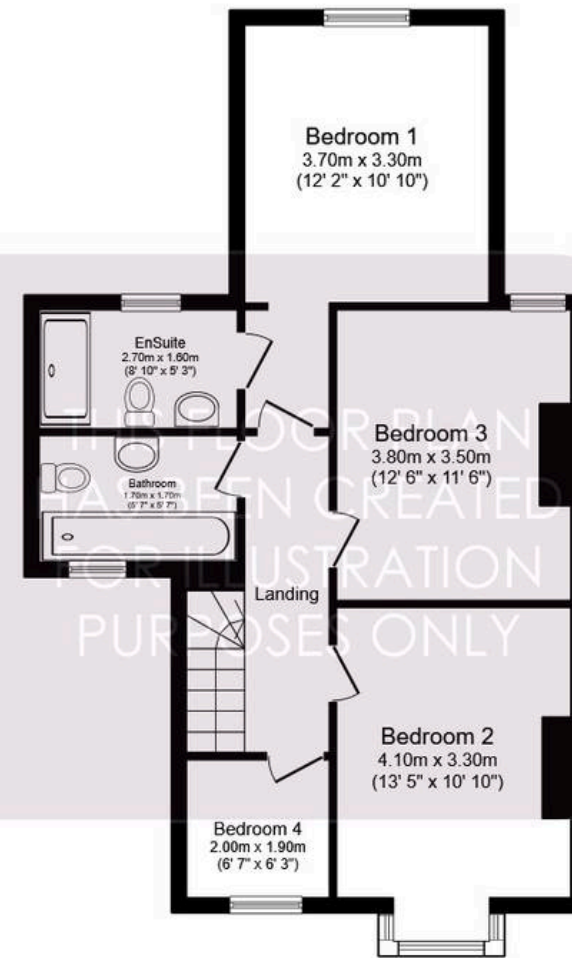
Driveway: A gravelled driveway at the front of the property provides off-road parking for multiple vehicles.

Located in the picturesque village of Prestbury, just two miles from Cheltenham town centre, this property benefits from beautiful countryside views, local walks, and excellent amenities. The village offers a butcher, local shops, coffee houses, and traditional pubs, such as 'The Kings Arms'.

All information regarding the property details, including its position on Freehold, is to be confirmed between the vendor and purchaser solicitors. All measurements are approximate and for guidance purposes only.



Ground Floor



First Floor

Total floor area 133.0 sq.m. (1,432 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), room openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection. For more information, please contact www.focalagent.com





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