



Norfolk Avenue, Cheltenham - GL51 8DD
Cheltenham

Guide Price £300,000



CR

11 Norfolk Avenue

Cheltenham, Cheltenham

Immaculately presented 3-bed semi-detached home in Rowanfield. Beautifully landscaped garden, driveway parking, stylish interiors. Ideal for comfort and space. Freehold with Council Tax Band B.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Situated On A Large Corner Plot
- Three Bedroom Semi Detached Property
- Prime Rowanfield Location
- Beautifully Presented Throughout
- Thoughtfully Landscaped Large Rear Garden
- Front Garden and Driveway Parking For Multiple Vehicles





Set on a generous corner plot in the popular residential area of Rowanfield, this immaculately presented three bedroom semi-detached home is offered to the market with Freehold tenure and Council Tax Band B. Boasting a beautifully landscaped west-facing rear garden, driveway parking for multiple vehicles, and stylish interiors throughout, this home is ideal for buyers seeking both comfort and space.

Agents Note: This is a Wimpey No-Fines property of non-standard construction.

Entrance Hall: A welcoming hallway gives access to the lounge and kitchen/dining room, with stairs rising to the first floor. Finished with LVT flooring, the space sets the tone for the tasteful décor found throughout the home.

Lounge: Located at the front of the property, the lounge is a bright and inviting room with ample space for a range of seating. A wide front-facing window ensures plenty of natural light, and the room offers a calm setting for relaxation.

Kitchen/Dining Room: Spanning the full width of the rear of the house, the kitchen/diner is a standout feature. It has been fitted with bespoke cabinetry, stylish wooden countertops, and tiled flooring. The design balances aesthetics with practicality, and the large bifold doors open directly onto the rear garden, flooding the space with natural light and creating a seamless connection between indoor and outdoor living. There is also an additional door leading to the external store and utility room. With generous space for a dining table, this area is ideal for entertaining or family meals while enjoying views over the beautifully landscaped garden.

Utility & Store: Accessed via the kitchen, the utility room provides excellent additional space for appliances and storage, and it connects to a handy external store. A rear door leads directly into the garden.

First Floor Landing: The landing provides access to all three bedrooms and the shower room, as well as a built-in airing cupboard and loft access.

Bedroom One: Situated at the rear of the property, this large double bedroom enjoys lovely views over the garden.

Bedroom Two: A further generously sized double, positioned at the front of the property with an open aspect and built-in cupboard.

Bedroom Three: A well-proportioned single bedroom, ideal for a child's room, home office, or dressing room.

Shower Room: The family shower room has been fitted with a modern white suite including a walk-in shower, wash hand basin with storage beneath, and WC. Finished with stylish tiling, it is a bright and functional space.

Garden & Parking: To the rear, the stunning west-facing garden has been beautifully landscaped to include a spacious lawn, vegetable patch, and patio area for outdoor dining. A utility area and store add practicality. To the front, a further well-maintained garden enhances curb appeal, while the driveway provides ample off-road parking for multiple vehicles. The property's corner plot position allows for an unusually large garden and outdoor space.

Tenure: Freehold

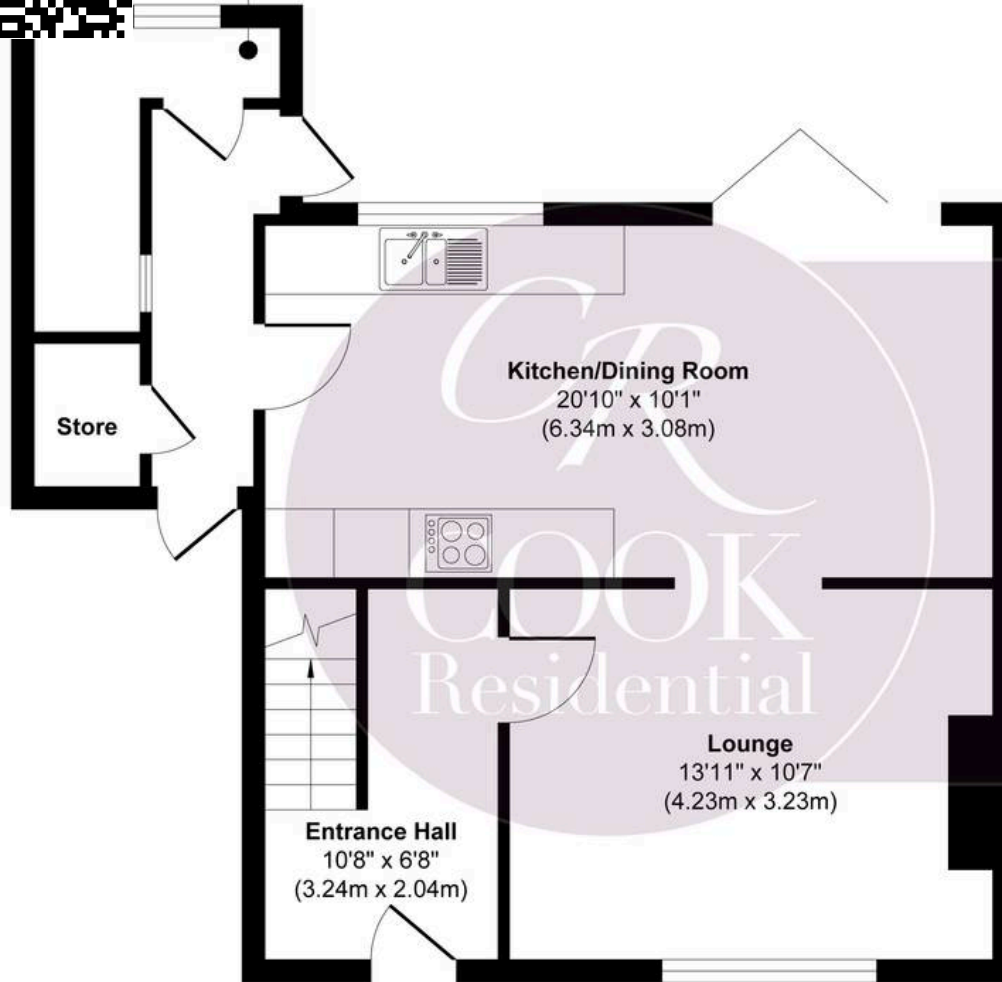
Council Tax Band: B

Location: Norfolk Avenue is located in Rowanfield, a well-established residential area favoured for its community feel, easy access to Cheltenham Town Centre, and excellent nearby amenities including schools, shops, and transport links. The area offers a great balance between suburban tranquillity and convenience for commuters or families.

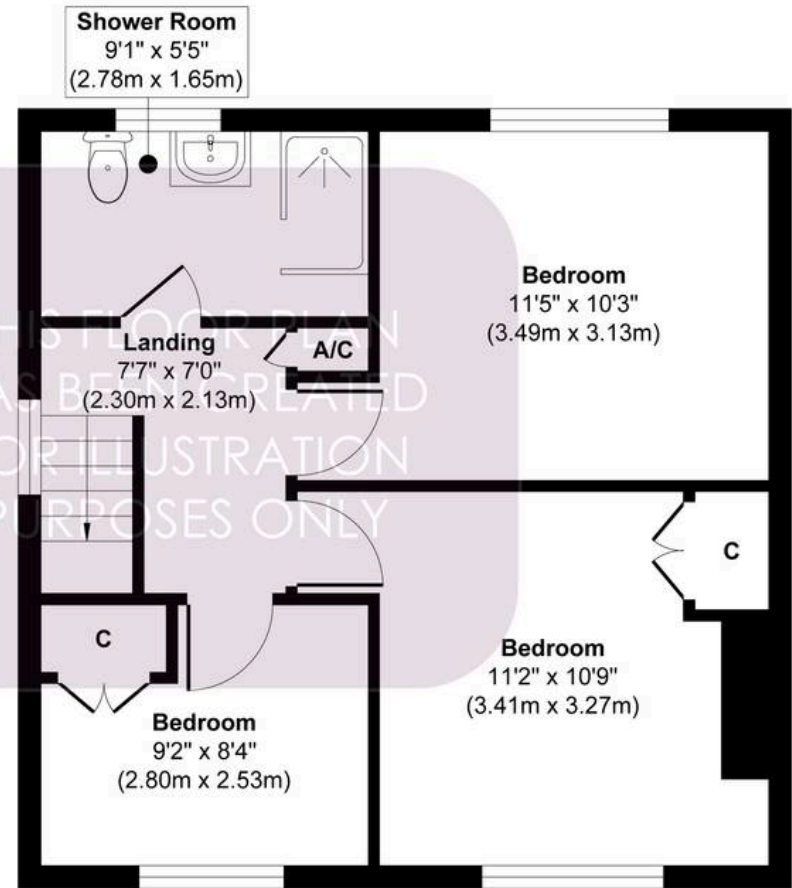
All information regarding the property details, including its position on Freehold and construction type, is to be confirmed between vendor and purchaser solicitors. All measurements are approximate and for guidance purposes only.



Utility
8'9" x 7'1"
(.66m x 2.15m)



Ground Floor
Approximate Floor Area
529 sq. ft
(49.22 sq. m)



First Floor
Approximate Floor Area
440 sq. ft
(40.89 sq. m)



Approx. Gross Internal Floor Area 969 sq. ft / 90.11 sq. m

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.