



Clay Pit Grove, Cheltenham - GL51 8PU

CR
Guide Price £575,000



Clay Pit Grove

Cheltenham, GL51 8PU

Cook Residential is delighted to present this superb five bedroom semi detached home, located in the desirable Clay Pit Grove, Cheltenham.

Council Tax band: D

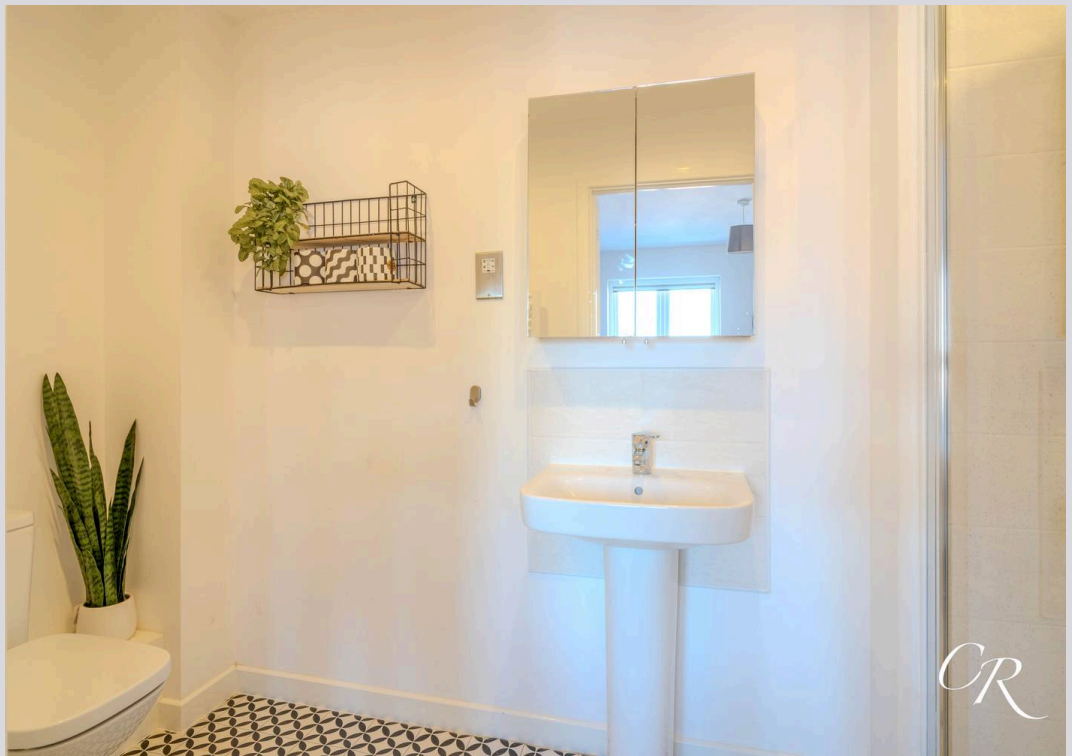
Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Five Bedroom Semi Detached Home
- Three Bathrooms & A Cloakroom
- Beautifully Presented Throughout
- South Facing Garden
- Garage and Driveway Parking
- Three Years Remaining of The NHBC Guarantee





Cook Residential is delighted to present this outstanding five-bedroom semi-detached family home, ideally situated within the desirable development of Clay Pit Grove, Cheltenham. This stylish and generously proportioned property offers modern living across three spacious floors.

Entrance Hallway: A bright and spacious entrance hall welcomes you into the property, featuring sleek wood flooring that flows throughout the ground floor. The hallway offers access to the first floor, cloakroom, and main living areas.

Kitchen / Dining and Family Room: Beautifully finished for modern family living, the contemporary kitchen boasts a range of stylish white gloss cabinetry, sleek grey worktops, integrated appliances, and a smart tiled splashback. This stunning open-plan space is perfect for socialising, featuring a large dining and family area ideal for everyday living and entertaining. Flooded with natural light, the family space opens through bi-folding doors onto a generous south-facing decked patio area, creating a seamless connection between indoor and outdoor living.

Cloakroom: Conveniently located off the main living area, the ground floor WC provides practicality for guests and family, featuring a modern suite.

Sitting Room / Playroom: Situated at the front of the house, this versatile reception room features a Juliet balcony and wooden flooring, currently used as a children's playroom but easily adaptable for use as a formal sitting room or home office.

Bedroom: A spacious double bedroom offering a peaceful retreat, with dual aspect windows providing excellent natural light. Finished with carpeted flooring and neutral decor.

Bedroom: A further generous double bedroom positioned to the rear of the property, offering carpeted flooring and stylish presentation.

Bedroom / Office: A single bedroom perfect for use as a home office or nursery.

Shower Room: A contemporary shower room with a walk-in shower enclosure, WC, and wash hand basin, servicing the bedrooms on this floor.

Principal Bedroom: A superb principal suite located at the front of the property, enjoying an abundance of natural light through dual windows. The room benefits from access to an elegant en-suite shower room.

En-Suite Shower Room: A modern and well-appointed en-suite, comprising a walk-in shower, WC, and wash hand basin.

Bedroom: An additional double bedroom positioned to the rear, offering ample space for furnishings and finished with soft carpeted flooring.

Family Bathroom: A stylish family bathroom featuring a bath with shower attachment, WC, and a wash hand basin, providing comfort and convenience for the upper floor accommodation.

Rear Garden: The south-facing rear garden is a true highlight of the home. A large decked patio area, accessed via the bi-folding doors, creates the perfect space for alfresco dining, BBQs, and entertaining. Beyond the decked space, the garden is laid to lawn, offering a secure and private area for children to play or for keen gardeners to enjoy.

Parking and Half Garage: The property benefits from a half garage and driveway parking for one vehicle and also boasts an EV Charging Point on the driveway, ensuring practicality for family life.

Location: Clay Pit Grove is ideally positioned for easy access to Cheltenham Spa Train Station and the A40, making this a prime spot for commuters. Cheltenham itself is renowned for its Regency architecture, annual festivals including the Literature and Jazz Festivals, excellent state and private schools, extensive shopping facilities, and an abundance of parks, eateries, and cultural attractions. This property offers a rare opportunity to enjoy contemporary family living within one of Cheltenham's most popular developments.

Council Tax band: D

Tenure: Freehold

Please note: All measurements are approximate and for guidance only. The property tenure and all associated details must be confirmed by the vendor's and purchaser's solicitors.



Approx. Gross Internal Floor Area 1767 sq. ft / 164.25 sq. m (Including Garage)
Approx. Gross Internal Floor Area 1703 sq. ft / 158.26 sq. m (Excluding Garage)

Produced by Elements Property





Cook Residential

Cook Residential, 4 Tebbit Mews Winchcombe Street – GL52 2NF

01242 500259 • enquiries@cookresidential.co.uk • cookresidential.co.uk

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.