



Norwich Drive, Warden Hill, GL51 3HD

CR

Guide Price £400,000



Norwich Drive

Warden Hill, GL51 3HD

Beautifully renovated 2-bed bungalow in Warden Hill. Stylish living with new driveway, garage, porcelain-tiled garden, Howdens kitchen, utility room, and new carpets. Freehold, Council Tax Band D.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:



- No Onward Chain
- Two Bedroom Bungalow
- Newly Renovated Throughout
- Situated In The Desirable Warden Hill Area Of Cheltenham
- Enclosed Rear Laid To Lawn Garden With Garage
- Newly Block Paved Driveway With Parking For Multiple Vehicles



Situated in the sought-after residential location of Warden Hill, this beautifully renovated two-bedroom bungalow has been thoughtfully upgraded throughout to offer stylish, modern living. Highlights include a newly block-paved driveway, attached garage, porcelain-tiled rear garden, a Howdens kitchen, utility room with cloakroom, and new carpets throughout. The property is Freehold and falls within Council Tax Band D.

Entrance & Hallway: A welcoming hallway provides access to all rooms, with fresh décor and newly laid carpets creating an inviting first impression. The layout flows beautifully, setting the tone for the quality and finish throughout.

Sitting Room: Positioned at the rear of the home, the generous sitting room is filled with natural light thanks to the French doors that open directly onto the garden. With space for both lounge and dining furnishings, this room is ideal for both relaxing and entertaining.

Kitchen / Dining Room: The kitchen/dining space is fitted with a newly installed Howdens kitchen, offering a smart and stylish aesthetic with sleek cabinetry, integrated appliances, and generous worktop space. The dining area enjoys a garden outlook, making it a sociable and functional space at the heart of the home.

Utility Room & Cloakroom: Adjoining the kitchen is a dedicated utility room, offering space and plumbing for laundry appliances. A handy cloakroom/WC leads off the utility, making this a practical addition to the home. There is also access to the garden from this area.

Bedrooms: Both bedrooms are positioned at the front of the property and benefit from new carpets and fresh neutral décor. The main bedroom offers ample space for a double bed and freestanding furniture. The second bedroom would serve equally well as a guest room or home office.

Bathroom: The bathroom is fitted with a modern suite comprising a panelled bath, separate shower enclosure, and wash basin. The space is fully tiled with a stylish finish.

Garden: The rear garden has been beautifully landscaped to offer a practical and low-maintenance outdoor retreat. Finished with porcelain tiled patios and a lawned area, the garden is ideal for alfresco dining, gardening, or relaxing in the sun. There is also side access from the rear garden which leads to the front of the property.

Parking: To the front, a newly laid block-paved driveway provides off-road parking for multiple vehicles. The property also includes an attached garage with power, lighting, and an up-and-over door.

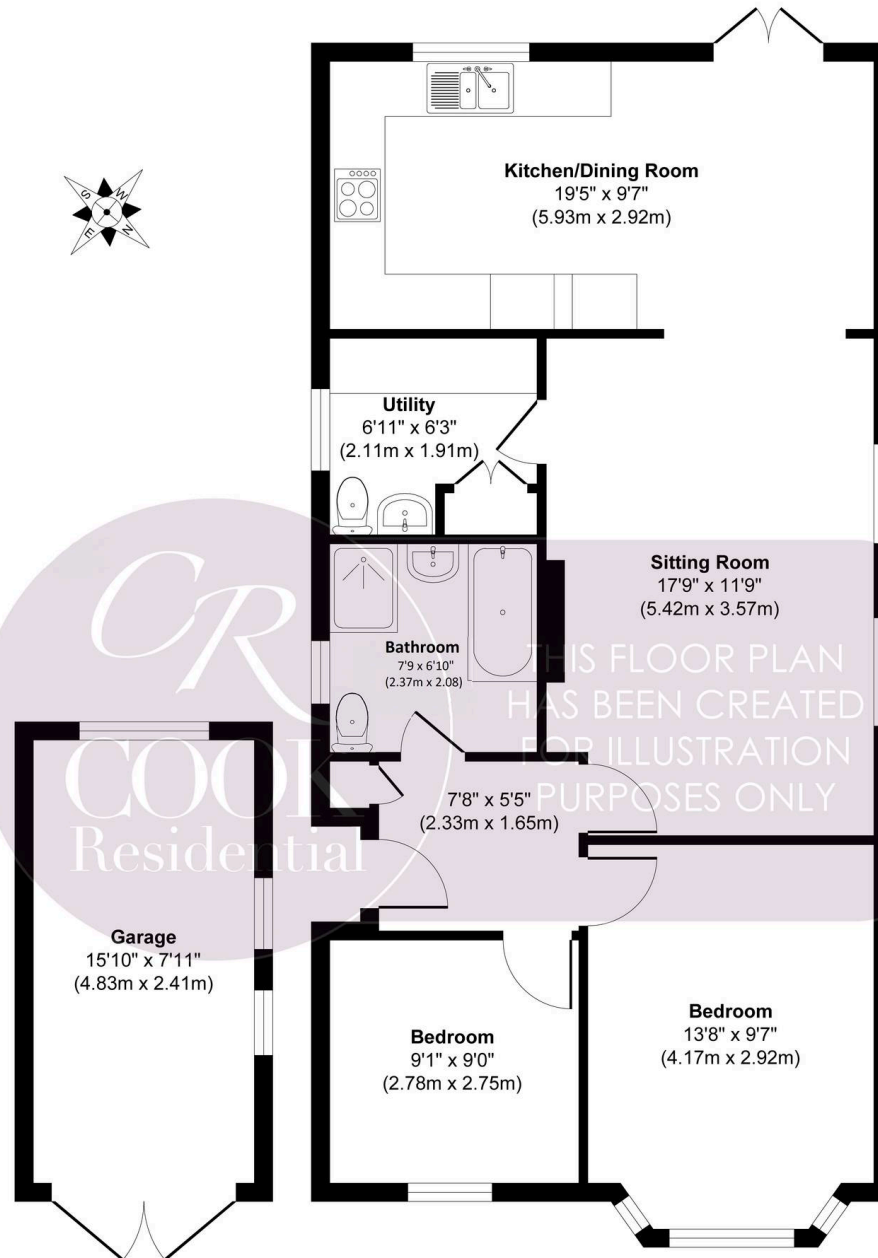
Tenure: Freehold

Council Tax Band: D

Location: Norwich Drive is set in the desirable Warden Hill area of Cheltenham, well-regarded for its strong sense of community, green spaces, and access to both local amenities and transport links. Residents benefit from proximity to well-regarded schools, local shops, and regular bus services, with Cheltenham town centre and the A40 both within easy reach.

Viewing is highly recommended to fully appreciate all that this property has to offer.

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



Garage
Approximate Floor Area
125 sq. ft
(11.64 sq. m)

Floor Plan
Approximate Floor Area
783 sq. ft
(72.78 sq. m)

Approx. Gross Internal Floor Area 908 sq. ft / 84.42 sq. m (Including Garage)
Approx. Gross Internal Floor Area 783 sq. ft / 72.78 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.