



Coberley Road, Benhall, GL51 6DG

Guide Price £400,000



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Benhall, GL51 6DG

A well presented three bedroom semi-detached home in Benhall situated on a quiet residential road, this attractive family home is ideally located for popular schools, local amenities, and convenient transport links. The property offers well-balanced accommodation across two floors, complemented by a delightful rear garden that enjoys excellent privacy.

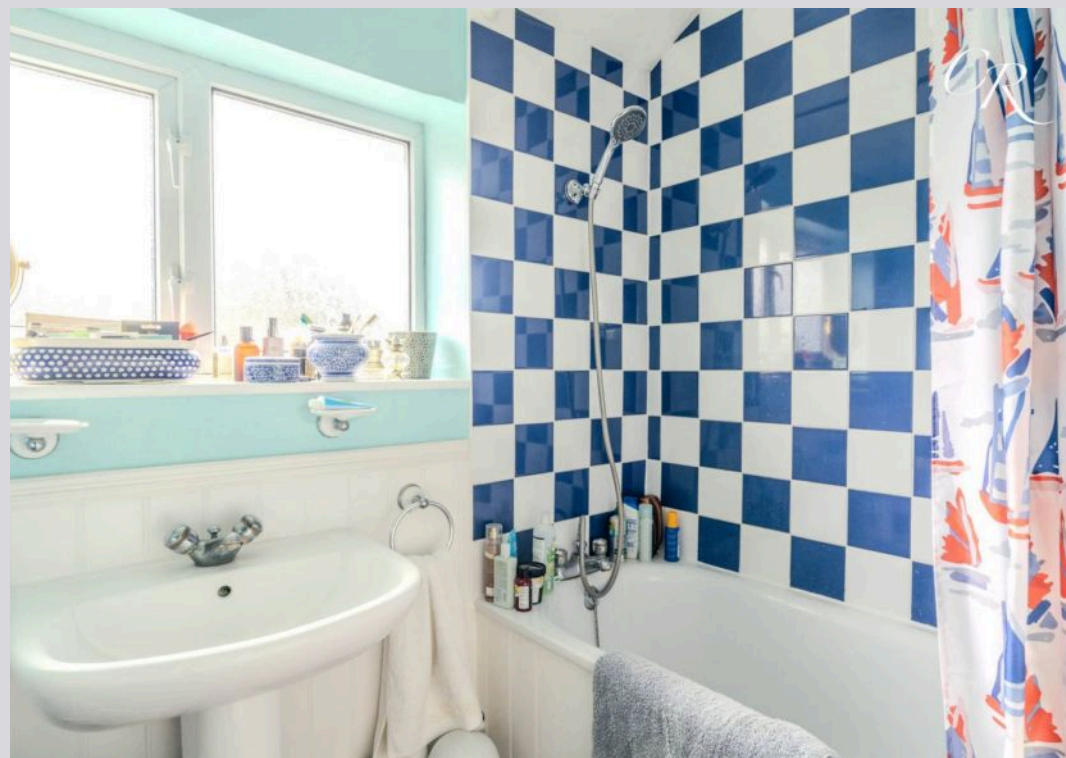
Council Tax band: C

Tenure: Freehold

EPC Rating: TBC

- Three Bedroom Semi Detached Home
- Three Reception Rooms Including a Conservatory
- Popular Up Benhall Location
- Close To Local Amenities
- Mature Rear Garden With Greenhouse and Electric Point
- Driveway Parking and Lawned Front Garden





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Entrance Hallway: The property is entered through a double-glazed front door into a welcoming hallway, offering space for coats and shoes with stairs rising to the first floor. Natural light filters through from the front aspect, creating an inviting introduction to the home.

Sitting Room: Positioned to the front of the house, the bright sitting room enjoys a large window overlooking the front garden, allowing plenty of light into the space. A feature fireplace forms the focal point, while the generous proportions provide a comfortable setting. An open archway leads directly into the dining area, creating a sociable flow between the rooms.

Dining Room: The dining area offers ample space for a family table and chairs, with patio doors opening into the conservatory. This well-proportioned space is perfect for entertaining or everyday family dining, benefitting from a pleasant outlook towards the rear garden.

Conservatory: Accessed from the dining room, the conservatory provides an additional versatile living space with tiled flooring and a pleasant aspect over the garden. It offers the ideal spot to enjoy the views of the beautifully maintained outdoor area throughout the year.

Kitchen: The kitchen is fitted with a range of wood-effect wall and base units with coordinating worktops, tiled splashbacks, and an inset sink beneath a rear-facing window. Integrated appliances include an oven with hob and extractor and a dishwasher, while space and plumbing are available for further appliances. A door provides access to the covered walkway linking the house to the converted garage.

Covered Walkway: This practical covered area provides shelter and convenient side access between the front driveway and the garden, with a door leading directly into the converted garage space.

Library / Converted Garage: Currently used as a well-appointed library, this converted space offers extensive fitted shelving and recessed lighting, creating a peaceful environment for reading or working from home. The room offers flexibility to suit individual needs whether as a study, studio, or hobby room.

First Floor Landing: The landing provides access to all bedrooms and the family bathroom, with a window to the side aspect and access to the loft.

Bedroom One: A spacious double bedroom located to the front of the property, featuring a large window that allows natural light to fill the room. There is ample space for bedroom furniture, creating a calm and comfortable retreat.

Bedroom Two: Positioned at the rear, this generous double room enjoys a view over the garden and is decorated in soft tones, offering a tranquil setting ideal as a guest room or additional family bedroom.

Bedroom Three: A good-sized single bedroom located to the front of the home, making an excellent child's bedroom or home office.

Bathroom and Separate WC: The family bathroom is fitted with a white suite comprising a bath with shower over and a wash hand basin, complemented by tiled surrounds and a window providing natural light. A separate WC is located adjacent, offering practicality for family living.

Rear Garden: The delightful rear garden is a standout feature of the property, offering a private and mature outdoor space. Laid mainly to lawn with established trees, shrubs, and colourful borders, the garden includes a paved patio ideal for al fresco dining. A summerhouse and greenhouse provide additional storage or hobby space.

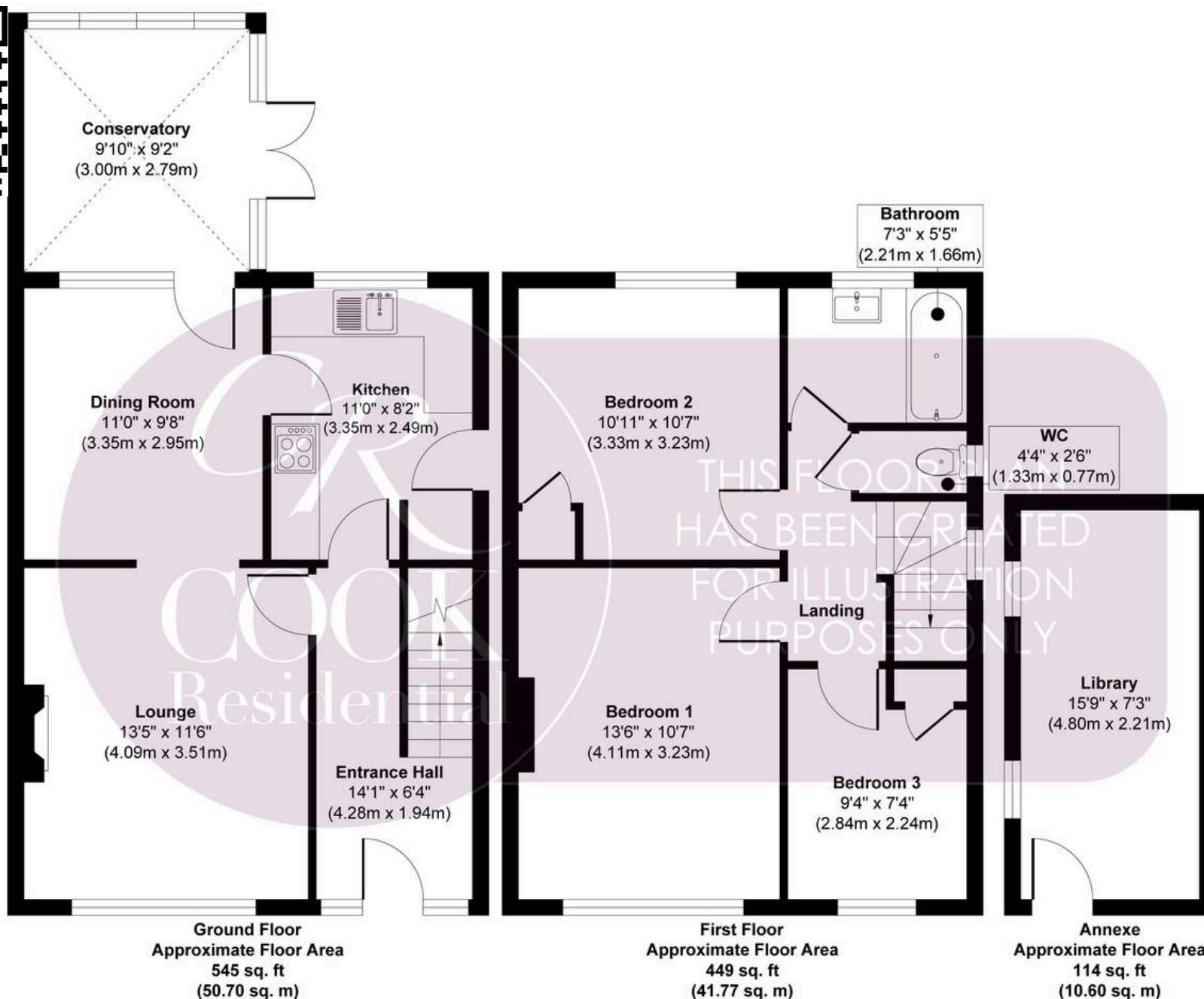
Front Garden and Parking: To the front, the property benefits from a neatly maintained lawned garden with well stocked borders and a driveway providing off-road parking.

Tenure: Freehold

Council Tax Band: C

Location: Coberley Road is a peaceful residential road in the popular area of Benhall. The location offers convenient access to a range of local amenities including supermarkets, cafés, and parks, as well as well-regarded primary and secondary schools. Cheltenham Spa railway station and major commuter routes such as the A40 and M5 are within easy reach, making it an ideal choice for families and professionals alike.

Important Notice: These particulars are prepared in good faith and do not form part of any contract. All measurements, descriptions, fixtures, and fittings are approximate. Cook Residential accepts no liability for errors or omissions, and prospective purchasers should verify all details independently. All information relating to tenure and boundaries to be verified by purchaser's solicitor. All measurements and details provided are for guidance only.



Approx. Gross Internal Floor Area 1108 sq. ft / 103.07 sq. m (Including Annex)
Approx. Gross Internal Floor Area 994 sq. ft / 92.47 sq. m (Excluding Annex)

Produced by Elements Property





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