



Yale



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Broad Acre Road, Prestbury, GL52 3HX

Guide Price £450,000



94 Broad Acre Road

Prestbury, GL52 3HX

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Modern Three-Bedroom Semi-Detached Home
- Stylish Open-Plan Kitchen/Dining Room
- Ensuite To Bedroom One
- Landscaped Rear Garden With Side Access
- Driveway Parking For Two Vehicles
- Situated On A Popular Estate In Prestbury





Built in 2018 and still within its NHBC warranty, this beautifully presented three-bedroom semi-detached home offers modern living arranged over two floors. Set within a popular residential development on the outskirts of Cheltenham, the property features a stylish interior, an excellent open-plan kitchen/dining room, a landscaped rear garden with side access, and driveway parking for two vehicles.

Hallway: The entrance hallway offers a welcoming first impression with wood-effect flooring, space for furniture, and access to the ground floor accommodation. There is a built-in cupboard ideal for coats and shoes, along with useful under-stairs storage which has plumbing for a washing machine.

Living Room: Positioned to the front of the property, the living room is an elegant and cosy space featuring a large window, inset media wall with feature fireplace, and ceiling spotlights. The room provides ample space for soft seating and is beautifully finished.

Kitchen/Dining Room: Located at the rear, the impressive open-plan kitchen/dining room provides a sociable and contemporary setting for family life and entertaining. The kitchen offers a range of glossy wall and base units, contrasting worktops, a central island with breakfast seating, a built-in dishwasher, and space for a range cooker and freestanding appliances. French doors open onto the rear garden, filling the room with natural light. There is plenty of space for a dining table and additional seating.

Cloakroom: A convenient downstairs cloakroom comprising a WC and wash basin.

Landing: The first-floor landing gives access to the three bedrooms and family bathroom.

Bedroom One: A generous double bedroom positioned at the front of the property, offering ample space for wardrobes and benefiting from its own ensuite shower room.

Ensuite: The ensuite includes a shower enclosure, wash basin, WC, and tiled surrounds.

Bedroom Two: A well-proportioned second bedroom overlooking the rear garden.

Bedroom Three: A versatile third bedroom currently used as a home office and dressing room, with a window to the rear.

Family Bathroom:

The family bathroom is fitted with a white suite comprising a panelled bath with shower over and screen, wash basin, WC, and tiled walls.

Rear Garden: The enclosed rear garden is arranged over two levels. The upper terrace provides a paved patio area with space for seating and a hot tub, while steps lead down to the lower garden, which includes artificial lawn and further seating areas. There is side access leading directly out to the driveway, making this a practical and family-friendly garden.

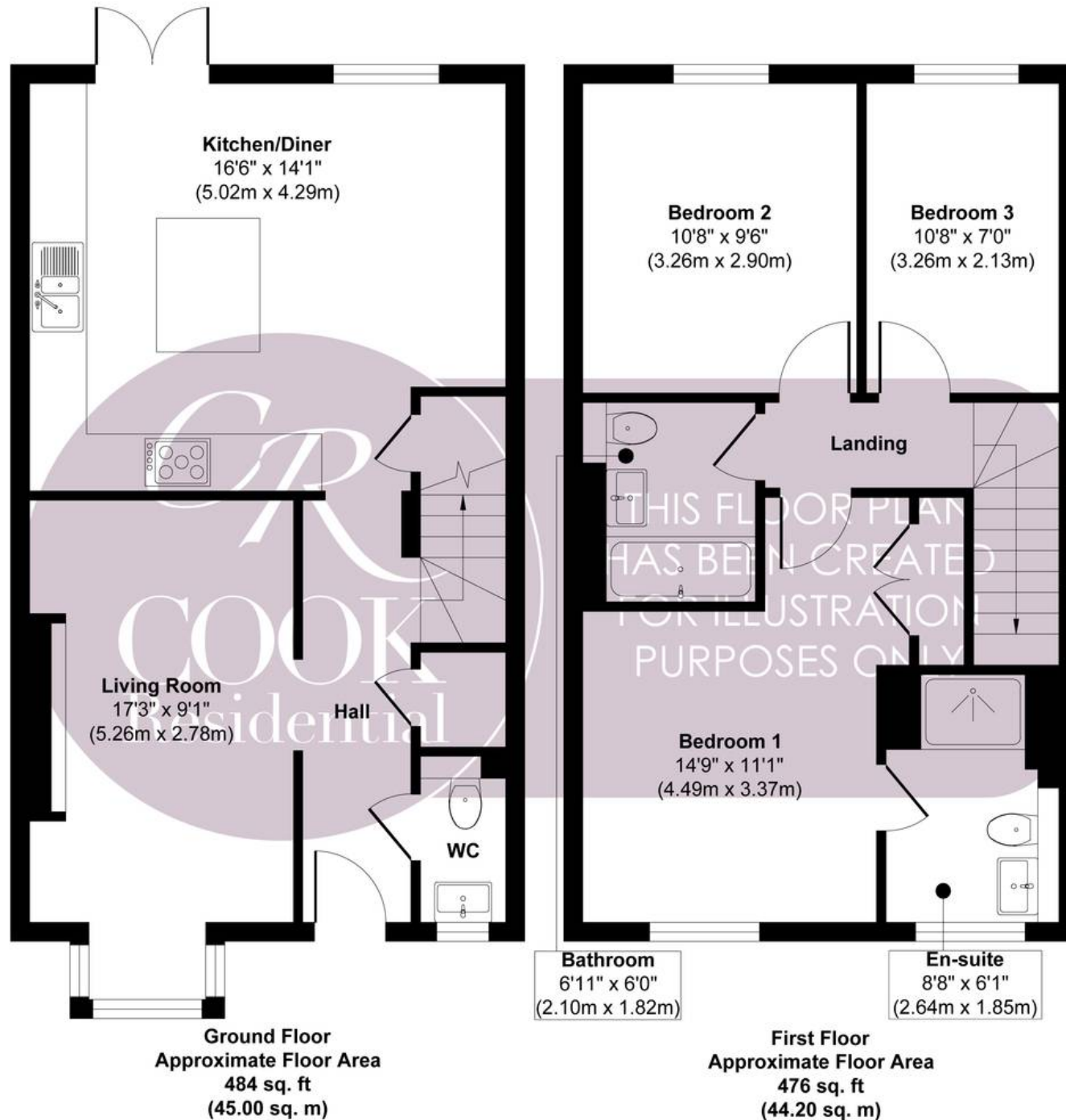
Parking: Driveway parking for two vehicles is available at the front of the property, with convenient side access into the rear garden.

Additional Details:

- **Tenure:** Freehold
- **Council Tax Band:** D
- NHBC Remaining
- **Communal Estate Charge:** £182 per annum

Location: Broad Acre Road is located on the edge of Cheltenham, offering convenient access to local amenities, schools, parks, and transport links. Cheltenham town centre is a short drive away, providing a wide range of shopping, dining, and leisure facilities, while nearby green spaces offer excellent walking routes.

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