



Colesbourne Road, Benhall, GL51 6DL

Guide Price £375,000

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Colesbourne Road

Benhall, GL51 6DL

Spacious, well-maintained semi-detached family home in Benhall. Generous living space, beautiful garden, versatile workshop, driveway for multiple vehicles, extended breakfast room with garden views, near amenities and excellent schools.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Extended Semi-Detached Family Home In Sought After Benhall
- Rear Extension Creating a Spacious Breakfast Room
- Three Well Proportioned Bedrooms
- Large Workshop with Power and Light
- Mature Rear Garden with Side Access
- Driveway Parking For Multiple Vehicles



A well-maintained semi-detached family home positioned in a popular residential location within Benhall, offering generous living accommodation, a beautiful rear garden, a versatile workshop, and driveway parking for multiple vehicles. This home has been thoughtfully extended to the rear, creating an impressive breakfast room filled with natural light and enjoying views over the garden.

Entrance Hall: A welcoming hallway providing stairs to the first floor and useful storage beneath the staircase.

Sitting Room: Located at the front of the property, this bright and comfortable reception room features a large window overlooking the driveway, a modern fireplace, and an open layout through to the dining room.

Dining Room: A well-proportioned space ideal for family dining or entertaining, with a rear window and door opening into the extended breakfast room, as well as convenient access through to the kitchen.

Breakfast Room: Forming part of the rear extension, this spacious and versatile room enjoys an expansive run of glazing overlooking the beautifully kept garden. With ample room for informal dining, this area creates a wonderful connection between inside and outside living.

Kitchen: The modern galley-style kitchen offers a good range of fitted cabinets, tiled splashbacks, integrated oven and hob, and space for appliances. A window provides natural light while a door leads directly into the breakfast room.

Cloakroom: Positioned off the kitchen, offering a WC and wash basin.

Upstairs Landing: The landing area leads to the three bedrooms and the bathroom

Bedroom One: A generous double bedroom positioned at the front of the property, complete with fitted mirrored sliding wardrobes.

Bedroom Two: A further double bedroom overlooking the rear garden, with built-in cupboard housing the boiler.

Bedroom Three: A single bedroom at the front of the property, ideal as a child's room, nursery, or home office.

Bathroom: A light and airy family bathroom comprising a panelled bath, pedestal wash basin and WC, with part-tiled walls and a window for ventilation.

Rear Garden: A beautifully presented, mature garden featuring a lawn, well-stocked borders, patio area for seating, and side access through double wooden gates to the driveway. The garden enjoys a private and enclosed setting.

Workshop: A substantial outbuilding with power and light, offering an excellent space for hobbies, storage or potential future use as a studio or home workspace.

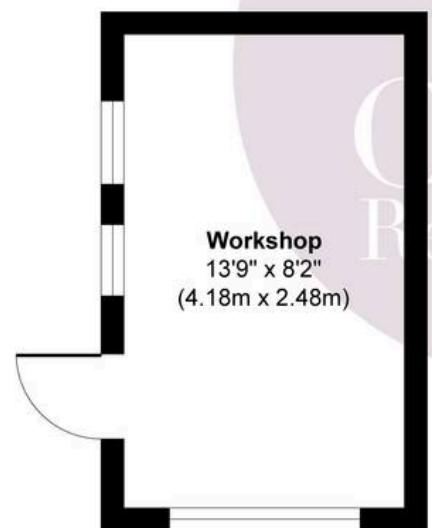
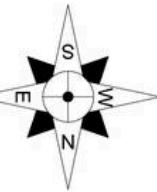
Driveway: A block-paved and gravelled driveway to the front provides parking for multiple vehicles.

Tenure: Freehold

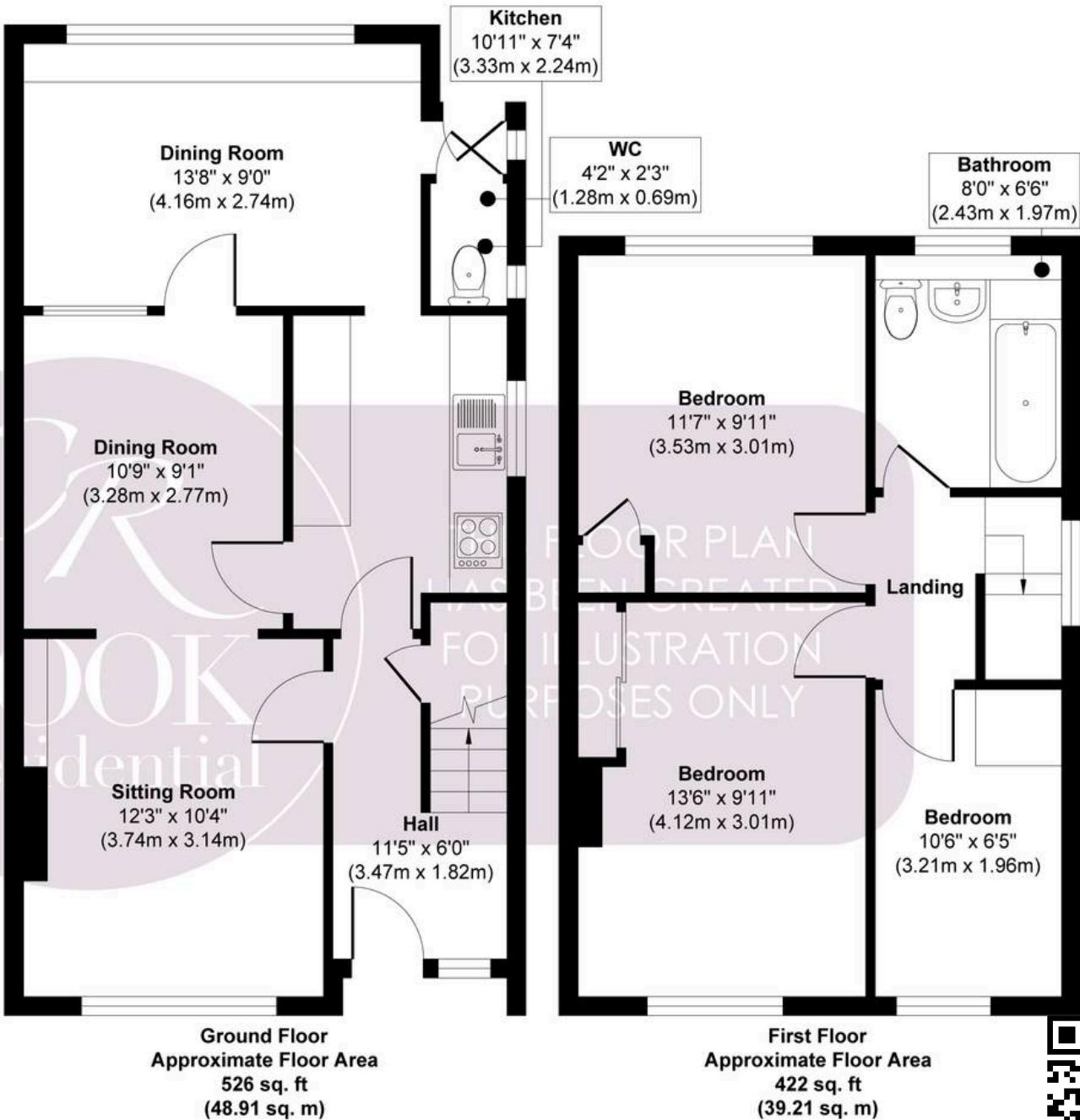
Council Tax Band: C

Location: Benhall is a highly regarded residential area on the west side of Cheltenham, popular with families thanks to its easy access to local parks, exceptional schooling options, and convenient road links. Nearby supermarkets, leisure facilities and transport connections, including the M5 and Cheltenham Spa Train Station, are easily reached. The town centre is just a short drive away, offering boutique shopping, cafés, restaurants, and the renowned cultural festivals Cheltenham is famous for.

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.



Outbuilding
Approximate Floor Area
111 sq. ft
(10.36 sq. m)



Approx. Gross Internal Floor Area 1059 sq. ft / 98.48 sq. m (Including Outbuilding)
Approx. Gross Internal Floor Area 948 sq. ft / 88.12 sq. m (Excluding Outbuilding)

Produced by Elements Property





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