



CR
01262 500 239
COOK
Residential
FOR SALE

Hulbert Close, Swindon Village - GL51 9RJ

Guide Price £425,000



Hulbert Close

Swindon Village, GL51 9RJ

Well-presented 3-bed home in Swindon Village. Features 2 receptions, kitchen/family room, 2 baths, garage, off-road parking, and large garden. Close to schools, shops, and transport links.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Quiet Residential Cul-De-Sac
- Three Well-Proportioned Bedrooms
- Three Reception Rooms
- Good Sized Rear Garden
- Driveway Parking And Attached Garage
- Popular Swindon Village Location





Set within a quiet residential cul-de-sac in the ever-popular Swindon Village, this well-presented three-bedroom family home offers balanced living accommodation, a generous rear garden, and off-road parking, making it an ideal choice for families and professionals alike.

Entrance Hall: The property is approached via a covered porch, opening into a welcoming entrance hall with stairs rising to the first floor and access through to the principal reception rooms.

Sitting Room: Positioned to the front of the property, the sitting room is a bright and comfortable space, featuring a wide front-facing window that allows for excellent natural light and ample room for a range of seating furniture.

Dining Room: Located centrally and connecting seamlessly with the sitting room, the dining room provides a well-defined yet flexible space for family dining and entertaining, with double doors opening into the family room.

Kitchen / Family Room: To the rear of the property, the kitchen is fitted with a range of units, generous worktop space, and room for appliances, with a window overlooking the garden. The adjoining family area creates a practical and sociable hub of the home, with direct access to the rear patio and garden.

Shower Room: A useful ground floor shower room adds valuable flexibility for family living and visiting guests.

First Floor Landing: The landing provides access to all first-floor rooms and loft access.

Bedroom One: A well-proportioned double bedroom overlooking the rear garden, offering space for wardrobes and additional bedroom furniture.

Bedroom Two: A good-sized double bedroom, providing ample space for a bed, wardrobes, and additional furniture, ideal for guests or flexible family use.

Bedroom Three: A versatile third bedroom, well suited as a nursery, study, or home office.

Family Bathroom: The family bathroom is fitted with a bath, wash hand basin, and WC, serving all three bedrooms.

Outside: To the front, the property benefits from a private driveway providing off-road parking and access to the attached garage, which features wooden doors and is currently used for storage. The rear garden is a particular feature, offering a generous lawn, patio seating areas, and established planting, creating an ideal outdoor space for family use and entertaining.

Location: Swindon Village is a popular and well-established residential area, particularly favoured by families for its strong community feel and access to well-regarded local schools. The area offers nearby shops, parks, and green spaces, with Cheltenham town centre, GCHQ, and the M5 motorway all easily accessible, providing a practical and convenient setting for family life.

Additional Information

Tenure: Freehold

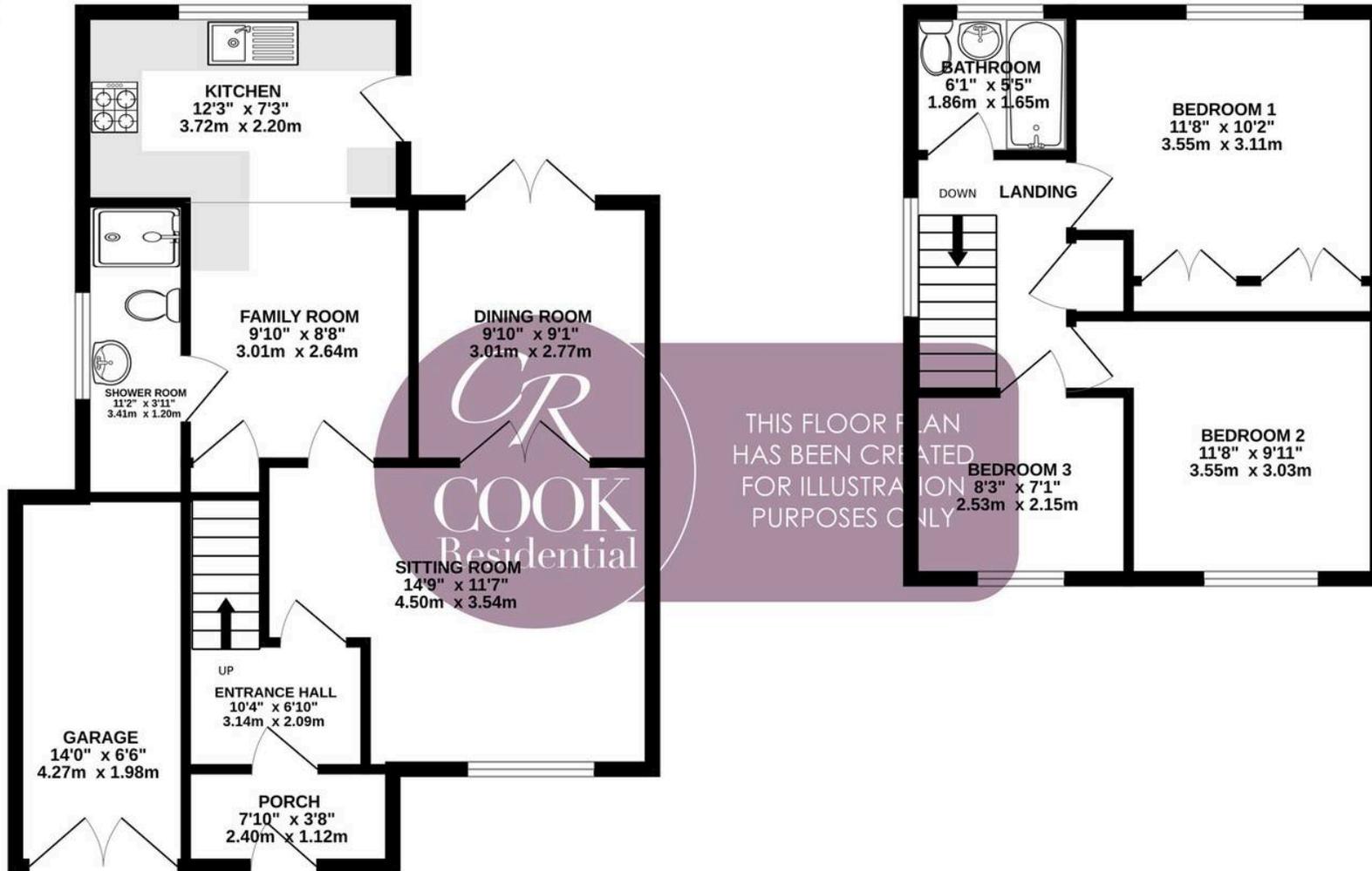
Council Tax Band: C

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GROUND FLOOR
634 sq.ft. (58.9 sq.m.) approx.

1ST FLOOR
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 1015 sq.ft. (94.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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