



Cleavelands Drive, Pittville, GL50 4PP

Guide Price £750,000





## Cleavelands Drive

Pittville, GL50 4PP

Occupying a generous corner plot within one of Cheltenham's well-established residential settings, this substantial four-bedroom detached bungalow offers over 1,540 sq. ft. of beautifully proportioned and highly versatile accommodation. Spacious reception rooms, quality finishes and mature wrap-around gardens combine to create a home that feels both elegant and comfortable. Offered to the market with no onward chain, this is a rare opportunity to secure a property of scale in a prime location.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

- No Onward Chain
- Individual Detached Four Bedroom Bungalow
- Two Reception Rooms
- Mature Wrap-Around Corner Plot With Garage
- Kitchen With Granite Work Surfaces, Integrated Appliances And Breakfast Bar
- Situated In The Desirable Pittville Area Close To Pittville Park





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**Entrance Hall:** A bright and spacious introduction to the home, thoughtfully arranged to provide access to all principal rooms. A built-in storage cupboard enhances practicality while maintaining a clean and uncluttered feel.

**Sitting Room:** An elegant and impressively proportioned reception room filled with natural light from a wide picture window overlooking the garden. A newly installed limestone feature fireplace with inset gas fire creates a striking focal point, adding warmth and refinement. The generous proportions allow for multiple seating arrangements, making this an exceptional space for both entertaining and everyday living.

**Dining Room:** Positioned to the rear with glazed doors opening directly onto the patio, this inviting space connects seamlessly with the garden — ideal for summer dining and relaxed gatherings. Equally adaptable, it could serve as a secondary sitting room depending on lifestyle requirements.

**Kitchen / Breakfast Room:** Stylish yet practical, with a vaulted ceiling the kitchen is fitted with shaker-style cabinetry and granite work surfaces. Integrated appliances include an oven, microwave, gas hob with extractor fan and dishwasher, providing a sleek and functional finish. A breakfast bar overlooks the garden, offering the perfect setting for informal dining or morning coffee while enjoying garden views. The layout flows naturally into the utility room.

**Utility Room:** Designed to complement the kitchen, the utility room features granite work surfaces and a classic Belfast sink, combining durability with timeless appeal. With additional storage, laundry facilities and direct garden access, it provides an excellent secondary workspace.

**Bedroom One:** A generous principal bedroom with French doors opening directly onto the garden, allowing natural light to pour in and creating a peaceful retreat. **Ensuite:** Fully tiled and fitted with a walk-in shower, wash hand basin and WC.

**Bedroom Two:** A spacious double bedroom enjoying a pleasant garden outlook.

**Bedroom Three:** Another well-proportioned double bedroom, ideal for family or guests.

**Bedroom Four / Study:** Currently arranged as a study, this versatile room offers excellent flexibility for home working or additional sleeping accommodation.

**Family Bathroom:** A contemporary fully tiled suite comprising bath with shower over, wash hand basin and WC.

**Outside:** The mature wrap-around garden is a defining feature of the property, enhancing privacy and reinforcing the sense of space afforded by the corner plot position. Predominantly laid to lawn and framed by established planting, the garden offers multiple areas to enjoy throughout the day. A paved terrace provides an excellent space for outdoor entertaining, while a timber shed offers additional storage.

To the front, a generous gravel driveway provides ample off-road parking and leads to the attached garage, which benefits from both power and lighting, making it suitable for workshop use, storage or hobby space.

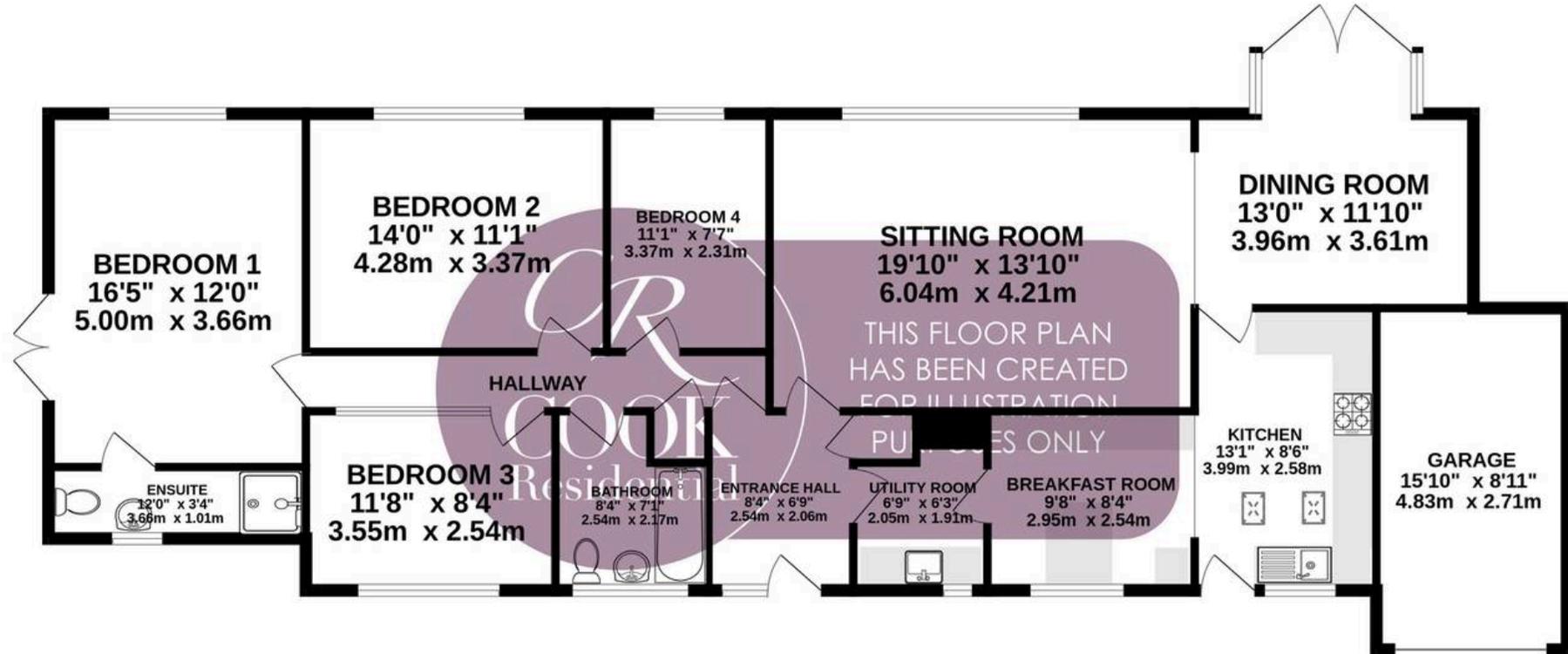
**Location:** Cleevelands Drive enjoys a highly convenient and desirable position on the northern side of Cheltenham, offering easy access to a range of amenities and green spaces. The property is within comfortable reach of the renowned Cheltenham Racecourse, home to the world-famous Cheltenham Festival, and close to Pittville Park with its boating lake, café and extensive open grounds. Excellent transport links are nearby, with regular bus services providing swift access into Cheltenham town centre and beyond, while major road connections are easily accessible for commuters. A selection of local shops, schools and everyday conveniences are all within easy reach, making this location particularly appealing for families and downsizers alike.

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# GROUND FLOOR

1540 sq.ft. (143.1 sq.m.) approx.



TOTAL FLOOR AREA : 1540 sq.ft. (143.1 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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