



Broad Acre Road, Prestbury, GL52 3HU

Guide Price £425,000



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Stylish three-bed end terrace in Prestbury Chase, Cheltenham. Three floors, open-plan living, study, garden, ensuite, two parking spaces, NHBC warranty, close to amenities and green spaces.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Three Bedroom End Of Terrace Family Home
- Accommodation Arranged Over Three Floors
- Open Plan Kitchen/Dining/Family Room
- Principal Bedroom With Ensuite
- Landscaped Rear Garden
- Two Allocated Parking Spaces





This beautifully presented three-bedroom end-of-terrace home offers stylish and versatile accommodation arranged over three floors, perfectly suited to modern living. Built as part of the sought-after Prestbury Chase development, the property benefits from approximately two years remaining on the NHBC warranty and enjoys access to attractive communal green spaces. With a spacious open-plan kitchen, dining and family room, a separate sitting room, private rear garden and two allocated parking spaces, this contemporary home combines comfort, practicality and a well-connected Cheltenham location.

Entrance Hall: The property is entered via a welcoming entrance hallway with attractive tiled flooring which continues seamlessly through to the main living space at the rear of the property. Stairs rise to the first floor and there is access to a useful storage cupboard and a convenient ground floor cloakroom.

Study: Positioned to the front of the home is a versatile study which provides an ideal space for home working, a playroom or hobby room.

Cloakroom: Fitted with a modern suite comprising WC and wash hand basin with stylish tiling.

Kitchen / Dining / Family Room: Spanning the full width of the property at the rear is an impressive open-plan kitchen, dining and family room designed for modern living and entertaining. The contemporary kitchen is fitted with a range of sleek wall and base units complemented by quartz work surfaces and a central island with breakfast seating. Integrated appliances include a double oven, hob, extractor, dishwasher and fridge/freezer, along with space for additional appliances. The dining and family area offers ample room for a dining table and seating area, while French doors open directly onto the rear garden allowing plenty of natural light to flood the room and creating an excellent indoor-outdoor flow.

First Floor Landing: The first floor landing provides access to the sitting room and third bedroom, with stairs rising to the second floor.

Sitting Room: A generous and comfortable reception room featuring dual windows allowing excellent natural light. This spacious room provides plenty of space for seating, creating an ideal environment for relaxing or entertaining.

Bedroom Three: A well-proportioned bedroom overlooking the rear of the property, ideal as a child's bedroom, guest room or additional study.

Family Bathroom Fitted with a modern white suite comprising bath with shower over, WC and wash hand basin, complemented by contemporary tiling.

Second Floor Landing: The top floor landing leads to the remaining two bedrooms and provides access to a useful storage cupboard.

Bedroom One: A spacious principal bedroom featuring a large window and space for wardrobes and additional furniture. The room benefits from its own private ensuite shower room.

Ensuite: A stylishly fitted suite comprising a shower enclosure, WC and wash hand basin with modern tiling.

Bedroom Two: Another generous double bedroom positioned on the top floor, benefiting from dual aspect windows which allow excellent natural light and create a bright and airy feel. The room also features a built-in cupboard housing the boiler.

Outside: To the rear of the property is a private enclosed garden designed for low-maintenance enjoyment. A paved terrace provides an ideal seating and entertaining area with the remainder laid mainly to lawn and bordered by planting beds. The garden also benefits from a useful timber shed for storage and gated side access.

There are two allocated parking spaces, one to the front and the other to the side of the property.

Location: Prestbury Chase is a popular modern development offering attractive communal green spaces and a well-kept residential environment. The location provides convenient access to Cheltenham town centre, the Racecourse, Pittville Park and a range of local amenities, along with good transport links.

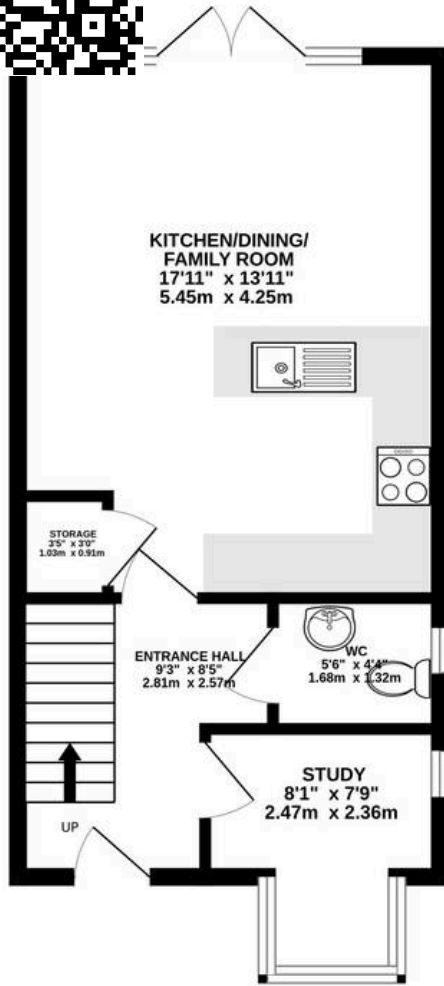
Annual Communal Estate Charge: £196

NHBC Warranty: Approx. Two Years Remaining

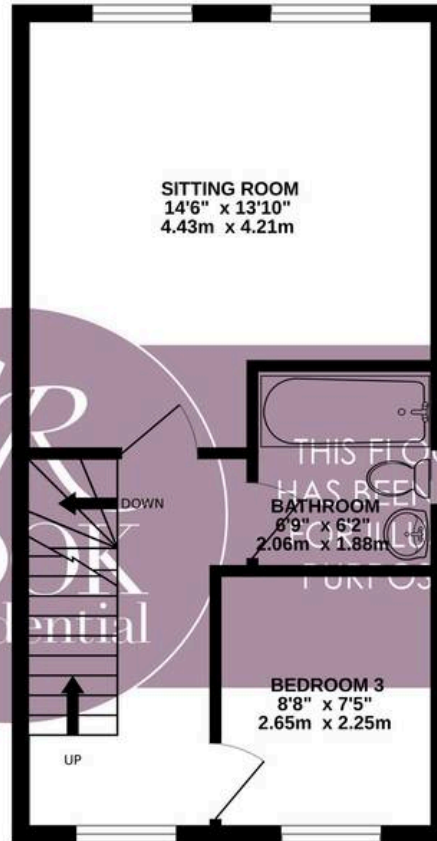
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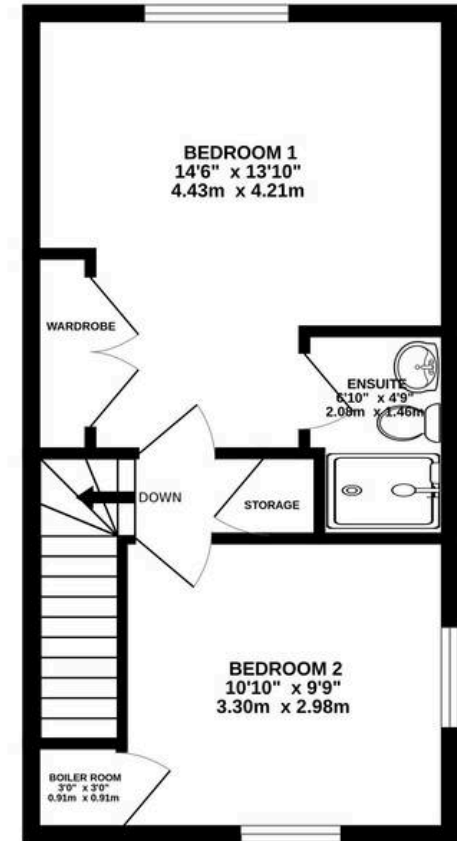
GROUND FLOOR
364 sq.ft. (36.4 sq.m.) approx.



1ST FLOOR
375 sq.ft. (34.8 sq.m.) approx.



2ND FLOOR
375 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA : 1141 sq.ft. (106.0 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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