



Ashcot Mews, Up Hatherley, Cheltenham, Gloucestershire, GL51 3RN

£330,000 Guide Price

A beautifully presented four bedroom house, this property is within easy walking distance to local amenities and some of Cheltenham's most sought after primary and secondary schools. The entrance to the property is accessed via an alley way that leads you along the side of the house, next to which stands a gated entrance to the rear of the property.

Through the front double glazed door you will step into the ground floor hallway, spacious and open, situated in the middle of the property. Immediately to your left and looking out to the front aspect of the house is the generously sized living room. With windows as wide as the room, it is bathed in light creating a lovely open living space to relax and unwind in. As well as wall radiator, the room benefits from a wall mounted fire place for those cold winter nights.

To your right as you come through the front entrance door you will find a newly re-furbished water closet, consisting of a toilet and wash hand basin. Finished to the highest standard it complements the modern feel and finish of this property.

Underneath the stair way you will enter a spacious utility room which has internal access to the single car garage which opens up to the properties driveway, large enough to accommodate up to four vehicles if required.

Through the hallway and to the right we move on to the rear of the property. Entering into this open area we have the dining room, which is once again generous in size allowing for a full size dining table and chairs ideal for entertaining. Extending beyond the dining room is a light and airy conservatory, with double opening French doors to the rear garden. The rear garden is fully landscaped on two levels with garden paving and is surrounded by plants and shrubs. It is fully enclosed providing a quiet, safe and private environment.

Finally on the ground floor overlooking the rear garden you will find the newly styled modern kitchen, fully equipped with fridge freezer, wall mounted oven and microwave, range cooker with overhead extractor, dishwasher, washing machine and of course a wine fridge. All of the doors and draws have soft close mechanisms and the floor is finished with quality black granite tiles. Ample storage is provided by below counter and wall mounted units and the room is well

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lit via the stylish chrome finished spot lights.

Finally, the entire ground floor is beautifully finished from front to back with quality, real wooden flooring.

As you walk up the stairs to the first floor you will notice how light the landing is. To the right is the second double bedroom overlooking the rear of the property. A unique feature of this room is an adjoining door to bedroom 4. Across the landing and currently being used as an office is the third double bedroom overlooking the front of the property. Next along the hallway you will find the master bedroom also looking out over the front aspect. This room is furnished with fitted wardrobes with ample storage. You will find the modern bathroom next, with shower bath, wash hand basin and toilet. The floor is finished with grey tiles, and the shower bath walls are lined with modern bathroom wall panelling, easy to clean and maintain. Adjacent you will find a generously sized airing cupboard, fitted with a towel radiator to keep things warm. Finally we have bedroom four looking out over the rear of the property. This room, although the smallest, is ample in size to accommodate a double bed. All of the bedrooms have recessed alcoves that are perfect for standalone or custom built wardrobes, therefore taking up no additional floor space of the rooms.

The property benefits from gas central heating, wall radiators in each room and a combination boiler that is situated in the attic. This modern system has a thermostatic controller that can be taken off the wall and carried to any room of the house. Double glazed throughout, this property is complete in every way ready for its next owners with little or no change required.

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While every attempt has been made to ensure the accuracy of the floor plan 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 guidance purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee is given for their operation or condition (not for green).
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