



54 Denman Avenue, Cheltenham, Gloucestershire, GL50 4GH

£345,000 Asking Price

NO CHAIN. Situated within this new Bloor Homes development and located close to Pittville Park, we offer for sale this eco-friendly and spacious four bedroom detached family home. Developed and completed in 2014 this property is presented as new.

The ground floor is comprised of a spacious entrance hall which is laid with Karndean flooring with rooms set off. A well-proportioned and tastefully decorated WC sits to the left of the entrance and across the hall you will find a large living room with a front facing aspect that has the benefit and character of a bay window allowing in plenty of natural light. The rear of the property boasts an expansive open plan kitchen and dining area with French doors that open to the well-proportioned rear garden that is laid with grass and patio. The kitchen is equipped with modern appliances and units; you'll find an electric hob with stow away extractor fan, built in oven with separate grill, integrated fridge freezer and Karndean flooring laid throughout. Storage space is well provided for and drawers and cupboards are all soft close. Within a separate utility room, you'll find an additional sink, combination boiler and space for a washing machine. Here you will also have side access to and from the private driveway adequate for two vehicles. The driveway leads to the detached single garage, next to which is a gated entrance to the rear garden. The kitchen/diner is very well lit, bright and airy and a superb open area to cook and entertain.

The first floor is comprised of two good sized double and two large single bedrooms with the master bedroom boasting an en-suite shower room and built in wardrobes. The family bathroom provides a full size bath with shower set within and both rooms are tastefully tiled and furnished with white suites. Set within the landing you will also benefit from a large storage cupboard with double opening doors.

The rear garden is south facing and is laid with grass and has a patio area. Allotments sit beyond the property and provide a peaceful setting.

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Aside from the kitchen and bathrooms the property is carpeted throughout. It has been tastefully decorated with neutral wall colourings and has a contemporary edge, with appliances, fixtures and fittings all modern and newly fitted in keeping with the property's young age. It also benefits from a state of the art home alarm system (Annual fee applicable) gas central heating and energy saving windows, doors and building materials making for a very economical property to run and maintain. It has an energy performance rating of B.

This newly completed development is perfectly placed for Cheltenham's iconic Pittville Park offering its famous boating lake and long walks. Furthermore, you will find one of Gloucestershire's best recreational centres providing sports facilities and swimming pool along with sports stadium and running track. Nearby is the disused Honeybourne railway line which provides a pleasant walk or cycle to and around the town centre.

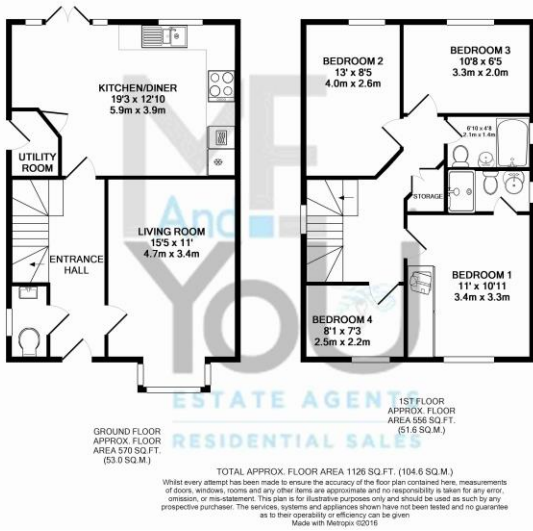
A very small annual fee is to be considered for maintenance and upkeep of the communal areas in and around the development.

A superb opportunity to acquire a recently constructed large family property within this sought after new community.

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