



56 Denman Avenue, Cheltenham, Gloucestershire, GL50 4GH

£345,000 Asking Price

Set within this new development and located next to Pittville Park, we offer for sale this eco-friendly and spacious four bedroom detached family home with its own private driveway, garage and enclosed rear garden that is presented as new for its next owners.

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

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 and both rooms are tiled and furnished with white suits and are finished off with Karndean flooring.

The property boasts a south facing rear garden with allotments beyond providing very peaceful surroundings. It is an ideal size providing both patio and grass and a suitable, private space for entertaining and relaxing within.

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Aside from the kitchen and bathrooms the property is carpeted throughout and has been tastefully decorated with appliances, fixtures and fittings all modern and newly fitted in keeping with the properties young age. It also benefits from gas central heating and energy saving windows and doors 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 here 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 development.



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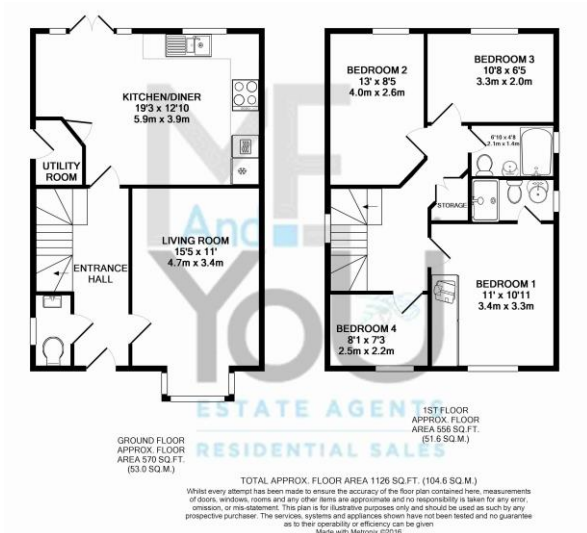
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