



7 Norwich Drive, Warden Hill, Cheltenham, Gloucestershire, GL51 3HD

£280,000 Asking Price

We are very pleased to offer for sale this well presented three bedroom extended detached bungalow set within Warden Hill and conveniently situated close to local amenities and Bournside School & Sixth Form Centre.

This property is situated within peaceful surroundings and is set within the sought after and mature residential area of Warden Hill. You will enter into a spacious entrance hall with the bathroom off to the left. Tastefully tiled throughout you will find it furnished with a white suite, electric shower and towel radiator. The two double bedrooms have a front facing aspect and are of good proportions. To the master bedroom you will find fitted wardrobes and a characterful bay fronted window. The living room is a superb space having been extended out to the rear to provide additional living space or a dining room if desired. From here a sliding glass door allows access to the beautifully landscaped garden. The kitchen consists of a gas hob, separate oven with grill above and extractor fan. Extending beyond the kitchen lies an enclosed room that has been added to the side of the property which serves well as a utility room. Finally, you will find the third bedroom which sits to the rear providing an ample sized single bedroom or study.

The grounds to the side and rear of the property are low maintenance and the rear garden is beautifully landscaped; you will find it enclosed and private, bordered by tall hedges with trees dotted throughout and laid with patio and pebbles. Set off to the side of the garden you will find a single garage. With no vehicular access, this structure would serve well as additional storage or provide space in which to work from perhaps.

This spacious bungalow benefits from gas central heating, a combination boiler and wall radiators in each room. An ornamental gas fireplace adorns the living room and you'll find the windows and doors are all double glazed, some of which were renewed in 2013. It also boasts

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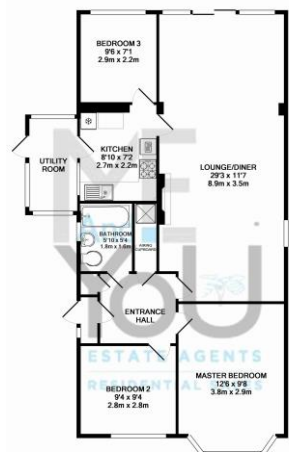
a new roof, completed in 2011, a new flat roof to the rear extension, completed in 2014 and has been re-wired in 2010.

This property is moments from the Warden Hill Shops where you will find a new Co Op amongst other useful amenities and Morrison's super store is only a short walk with a popular local pub next door. You will find bus routes to town on your doorstep and links to the M5 motorway only five minutes by car. This area is also popular for being within catchment of one of Cheltenham's most popular secondary schools, Bournside School and Sixth Form Centre.

Off road parking completes this property to which viewing is advised.



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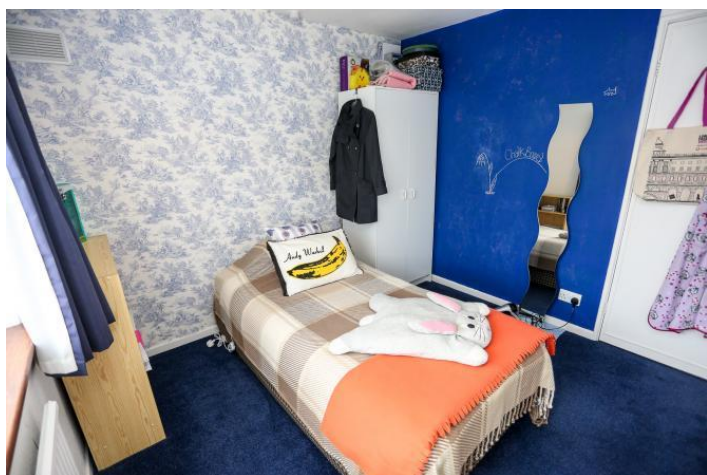
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