



TREELANDS DRIVE, LECKHAMPTON, CHELTENHAM GL53 0DG

£525,000

- Extended Family Home
- Highly Sought After Area
- Generous Accommodation
- Well Presented Accommodation
- Utility & Cloakroom
- Four Bedrooms & Attic Room
- c.34ftmax West Facing Garden
- Off Road Parking

A surprisingly spacious, four bedroom, modern, semi detached family home found in this highly sought after location, just off the popular, tree lined Leckhampton Road, within walking distance of excellent schools and the vibrant shops and cafes of the Bath Road. An internal viewing is highly recommended to appreciate the generous proportions of this previously extended and versatile home which is well presented throughout and also enjoying distant hill views.

The good sized accommodation briefly comprises a welcoming entrance hall leading to a light and airy living room with an attractive living flame gas fire place with Limestone surround and hearth, an impressive open plan modern fitted kitchen and dining area enjoys attractive matching units with ample work surfaces, double bowl sink unit, 'Stoves' range style cooker with extractor above and an integral 'Beko' dishwasher. There is a separate utility room with plumbing which leads into the cloakroom.

On the first floor are four good sized bedrooms with the master bedroom enjoying an en-suite and a walk-in wardrobe. The family bathroom has a modern white suite. There are stairs to the large attic room which is occasionally used as a bedroom.





The privately enclosed, west facing rear garden is c.34 ft max. And enjoys a paved area ideal for 'al fresco' dining, lawn, planted borders, flower beds and a painted timber shed. To the front of the property the driveway provides off road parking for at least two vehicles, lawn and a timber gate which gives access to the side leading to the rear garden.

Further benefits to the property include distant view of the hills, double glazing, gas central heating, wood effect laminate flooring, 'Velux' window in the attic room and ample eaves storage.

AREA

Leckhampton is a quiet 'leafy' residential area situated just to the south of Cheltenham Town Centre. The area has a mix of property styles and types but is made up of predominantly Victorian and Edwardian homes. Bath Road has an excellent array of local shops, including a butchers, greengrocers and bakers. The area has several excellent primary schools and good bus services to the Town Centre.

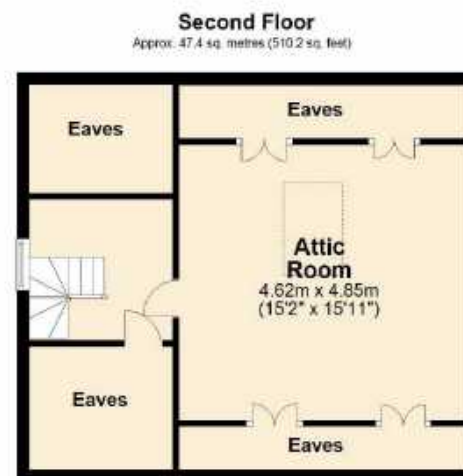
ADDITIONAL INFORMATION

Cheltenham Borough Council. Tax Band D.

DIRECTIONS

Leave the Leckhampton office via the Leckhampton Road, taking the ninth turning on the left onto Treelands Road, turn right to stay on Treelands Drive, the property can be found on your right hand side.





Total area: approx. 166.8 sq. metres (1795.3 sq. feet)

This plan is not to scale. For guidance purposes only.
Plan produced using PlanUp.

www.peterball.co.uk

LIVING ROOM
15'11 x 11'6 (4.85m x 3.51m)

KITCHEN/DINING ROOM
24'10 max x 14'8 max (7.57m max x 4.47m max)

UTILITY ROOM
7'7 x 5' (2.31m x 1.52m)

CLOAKROOM

BEDROOM ONE
12'1 x 11'5 (3.68m x 3.48m)

EN-SUITE SHOWER ROOM

BEDROOM TWO
10'3 x 7'11 (3.12m x 2.41m)

BEDROOM THREE
9'6 x 7'11 (2.90m x 2.41m)

BEDROOM FOUR
8'5 x 6'8 (2.57m x 2.03m)

FAMILY BATHROOM
7'2 x 6'4 (2.18m x 1.93m)

ATTIC ROOM
15'11 x 15'2 (4.85m x 4.62m)

