

Trumpeter Road

Cheltenham GL51 6GT





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This stunning detached, four bedroom family home is located in a quiet cul de sac in the popular area of Up Hatherley on a Bloor Homes development. Downstairs the accommodation comprises of: Entrance hallway, with a study to the left, large living room offering a feature fire place and bay window. The open plan kitchen / diner is equipped with integrated appliances, a separate utility room and two sets of double doors opening on to the patio and enclosed garden. To complete downstairs is a cloakroom. Upstairs there are four bedrooms, two benefiting from built in storage, a family bathroom and ensuite. The property further benefits from gas central heating, double glazing, solar panels, a garage and off road parking.

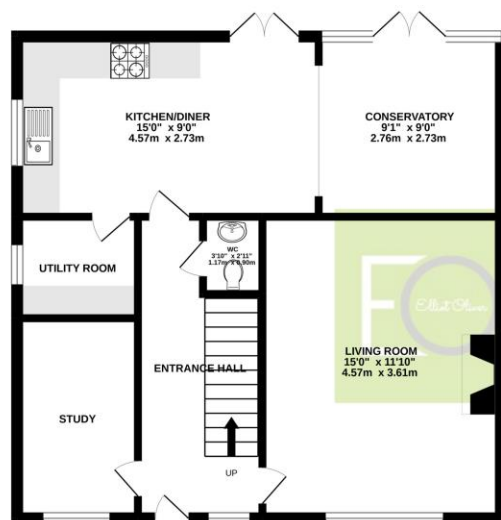




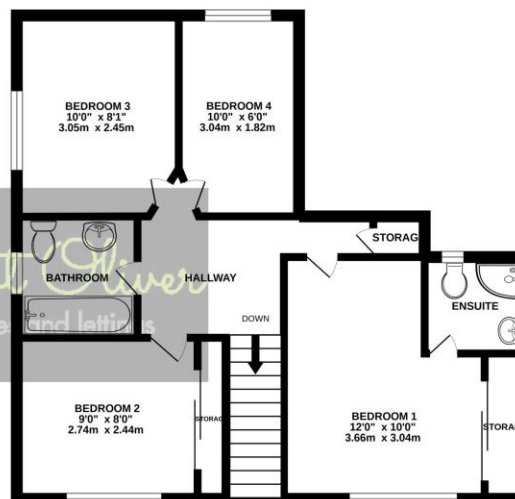




GROUND FLOOR
570 sq.ft. (52.9 sq.m.) approx.



1ST FLOOR
485 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA: 1234sq.ft. (114.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Address:
Trumpeter



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements