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Flora Close, Prestbury, GL52 3HY

In Excess of £550,000



Flora Close

Prestbury, GL52 3HY

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

- No Onward Chain
- Beautifully Presented Four Bedroom Townhouse
- Superb Open-Plan Ground Floor Living Space With Bi-Folding Doors
- Two Further Spacious Reception Rooms
- Driveway Parking And Integral Garage
- Built In 2018 And Within NHBC Warranty





A beautifully presented four-bedroom link-detached townhouse offering spacious, versatile accommodation arranged over three floors. Built in 2018 and still within its NHBC warranty, the property has been thoughtfully enhanced with a superb ground-floor extension, creating an impressive open-plan living space ideal for modern family life. Situated on a popular development in Prestbury, the home benefits from a driveway, single garage, and views across green space towards the surrounding hills.

Entrance Hall: The property is accessed via a covered entrance porch leading into a welcoming hallway with doors to the study, cloakroom, and kitchen/diner. Stairs rise to the first floor.

Study: Located at the front of the property, this bright and versatile room features a deep box bay window and is currently arranged as a home office, though equally suited as a snug or playroom.

Cloakroom: Fitted with a modern white suite comprising WC and wall-mounted wash basin.

Kitchen/Dining Room: A generous open-plan space fitted with contemporary gloss-fronted units, tiled splashbacks, and ample worktop space. Integrated appliances include the oven, gas hob, and extractor, with further space and plumbing provided for freestanding appliances such as a washing machine, dishwasher, and fridge/freezer. There is plenty of room for a family dining table, and the space opens seamlessly into the extended sitting room.

Sitting Room: Part of the superb extension, this spacious reception area features three roof lights and full-width bi-folding doors opening to the garden. A bright and sociable space ideal for everyday family living and entertaining, the room also benefits from direct access to the integral garage, providing useful additional storage and practicality.

First Floor Landing: A bright landing with built-in storage cupboard and stairs rising to the second floor.

Living Room: An impressive reception room enjoying floor-to-ceiling windows with Juliet balconies and lovely views across the landscaped green space and towards the hills. A generous, inviting room perfect for relaxation or entertaining.

Bedroom One: A spacious double bedroom positioned at the front of the property, benefiting from fitted mirrored wardrobes and access to the private ensuite.

Ensuite: Fitted with a large walk-in shower, pedestal wash basin, and concealed-cistern WC, finished with modern tiling and a frosted window.

Bedroom Four / Dressing Room: Currently arranged as a dressing room with extensive fitted wardrobes and shelving, with a full-height window providing natural light.

Family Bathroom: A modern suite comprising panelled bath with shower over and glazed screen, pedestal wash basin, and concealed-cistern WC. Finished with contrasting tiling and a frosted window.

Second Floor Landing: With access to both second-floor bedrooms and the shower room.

Bedroom Two: A generous double bedroom with elevated views towards the surrounding hills. Ample space for furnishings and a bright, welcoming feel.

Bedroom Three: This well-presented double bedroom offers a bright and spacious environment with a large window overlooking the rear garden. The room comfortably accommodates a double bed and further furniture, ideal as a guest bedroom, teenager's room, or secondary main bedroom.

Shower Room: Serving the top-floor bedrooms, fitted with a corner shower enclosure, WC, and wash basin in a clean, contemporary style.

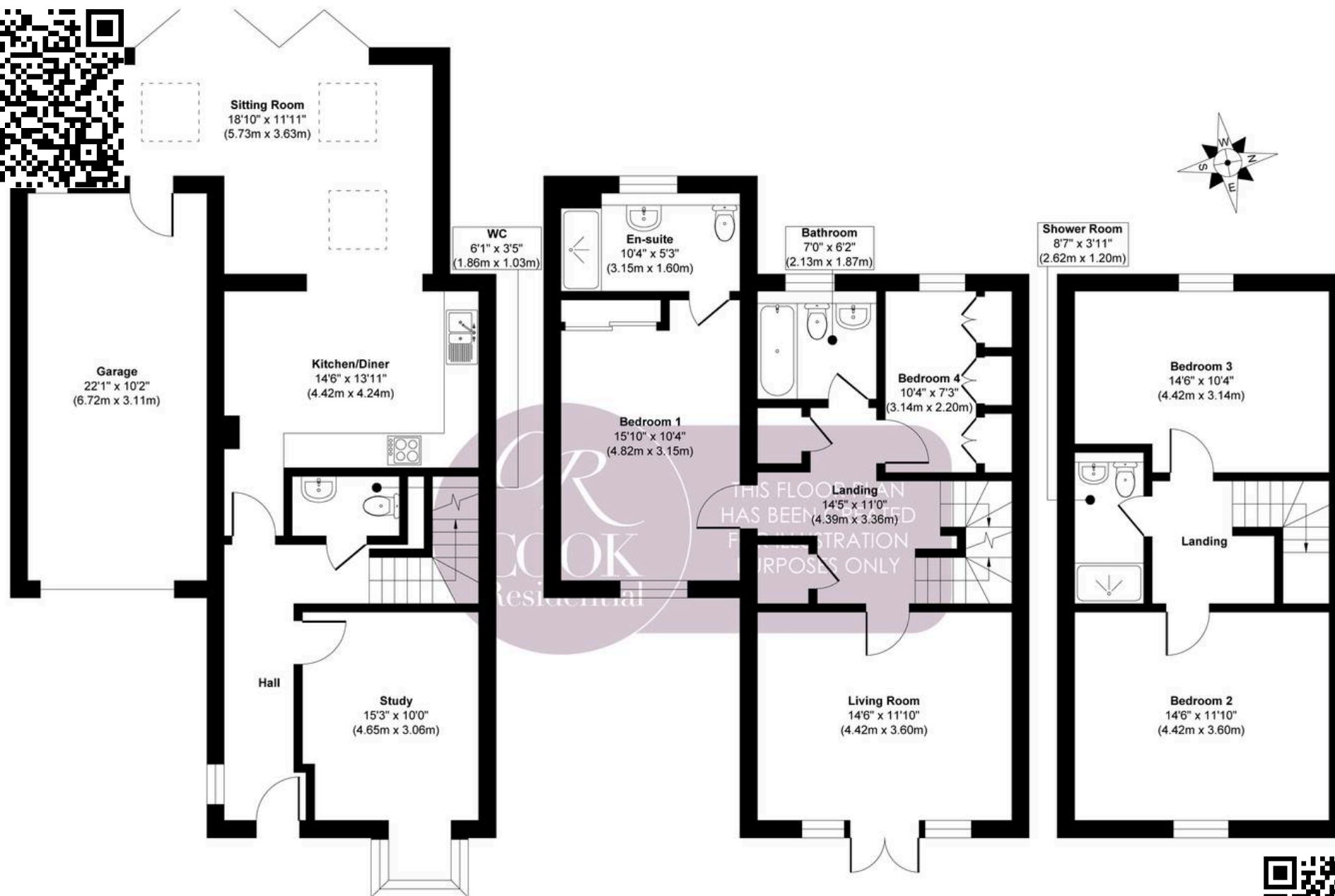
Rear Garden: A low-maintenance garden designed for modern outdoor living, featuring a large porcelain-tiled patio and raised planted borders. Fully enclosed and accessed directly via the bi-folding doors from the sitting room.

Parking & Garage: A driveway to the side provides off-road parking and leads to the large single garage.

Additional Details:

- **Tenure:** Freehold
- **Council Tax Band:** E
- **Estate Charge Per Annum:** £182
- **Built in 2018 and within NHBC warranty**

Location: Flora Close is situated within a sought-after modern development in Prestbury, a village well-known for its charming atmosphere, local amenities, and proximity to Cheltenham town centre.



Approx. Gross Internal Floor Area 1968 sq. ft /182.90 sq. m (Including Garage)
Approx. Gross Internal Floor Area 1743 sq. ft /161.91 sq. m (Excluding Garage)

Produced by Elements Property



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For more detailed information please refer to the Cook Residential website. All information regarding the property details, including its position on Freehold, will be confirmed between vendor and purchaser solicitors. All measurements are approximate and for guidance purposes only.