£525,000

DESCRIPTION
An attractive, well proportioned, highly energy efficient newly built five bedroom detached home designed and built by a local developer with an enviable reputation. This exclusive mews style development, of just five high calibre detached homes is situated within easy access of Cheltenham town centre.

Sussex Mews is situated off Priors Road, a wide tree lined road to the north west of the town, with a mix of pre and post war properties. Sainsbury's supermarket is within walking distance with more shopping facilities to be found in nearby Prestbury Village. Cheltenham town Centre with its range of retail and social facilities is one and a half miles away.

The well balanced accommodation comprises; entrance hall with stairs to the first floor and wood floor, living room overlooking the front and study/playroom with wood floor. A particular feature of the ground floor is the generous open plan kitchen/dining/family room with wood floors. The kitchen area comprises a range of wall and base level hi gloss units with soft closing doors and drawers, solid wood work surfaces and built-in appliances comprising, fridge/freezer, dishwasher, eye level electric oven and five ring gas hob with extractor over. Access is available to the rear garden. The utility room has ample appliance space and houses the wall mounted Worcester condensing boiler leading to the cloakroom, fitted with a contemporary white suite. On the first floor are four bedrooms with bedroom one having an en suite shower room which is fitted with a white suite. The family bathroom has the benefit of a separate shower cubicle. Stairs lead to the second floor where there is a further large double bedroom with an en suite shower room and a storage cupboard housing the hot water tank.

Outside the property to the front is a gravelled driveway providing off road parking for two cars. Pedestrian access leads to the rear where there is an enclosed garden. Further benefits include; flooring in all rooms, 10 year LABC warranty, gas central heating with zone control and UPVC double glazing.

ENTRANCE HALL
Stairs to the first floor. Wood flooring.

LIVING ROOM
4.06m X 3.33m (13'4 X 10'11)
Window to the front aspect.

STUDY/PLAYROOM
4.27m X 2.62m (14'0 X 8'7)
Window to the front aspect. Wood flooring.

KITCHEN/DINING/FAMILY ROOM
8.81m X 5.51m (28'11 X 18'1)
Doors and windows to the rear aspect. A range of wall and base level hi gloss units with soft closing doors and drawers. Solid wood work surfaces and built-in appliances comprising, fridge/freezer, dishwasher, eye level electric oven and five ring gas hob with extractor over.

UTILITY
2.24m X 1.60m (7'4 X 5'3)
Space for appliances.

CLOAKROOM
Window to the side aspect. White wash hand basin and low flush WC.

FIRST FLOOR LANDING
Stairs to second floor.

BEDROOM ONE
3.99m X 3.30m (13'1 X 10'10)
Window to the front aspect.

EN SUITE
2.36m X 1.50m (7'9 X 4'11)
Window to the front aspect. White suite comprising pedestal wash hand basin with tiled surround, low flush WC and fully tiled shower cubicle.

BEDROOM THREE
5.38m X 2.62m (17'8 X 8'7)
Velux window.

BEDROOM FOUR
3.81m X 2.84m (12'6 X 9'4)
Window to the rear aspect.

BEDROOM FIVE
2.79m X 2.77m (9'2 X 9'1)
Window to the rear aspect.

FAMILY BATHROOM
2.84m X 1.73m (9'4 X 5'8)
Window to the side aspect. White suite comprising panel bath with tiled surround, wash hand basin, low flush WC and separate shower cubicle.

SECOND FLOOR LANDING
Airing cupboard with hot water tank.

BEDROOM TWO
5.41m X 3.51m (17'9 X 11'6)
Window to the rear aspect.

**EN SUITE**  
2.16m X 1.70m (7'1 X 5'7)  
Velux window. White suite comprising pedestal wash hand basin with tiled surround, low flush WC and fully tiled shower cubicle.

**OUTSIDE TO THE FRONT**  
Gravelled driveway providing off road parking for two cars. Pedestrian access leads to the rear.

**OUTSIDE TO THE REAR**  
Enclosed garden laid to lawn and patio with timber sleeper defined separation.

**ADDITIONAL INFORMATION**  
Cheltenham Borough Council - Tax Band To Be Confirmed.

**DIRECTIONS**  
Leave the Town Centre via the Hewlett Road. At the mini roundabout take the third exit and continue along the Hewlett Road. At the next mini roundabout take the first exit onto Priors Road. Take the right hand turn into Hillview Road, carry on for approximately 100 yards and Sussex Mews entrance can be found on the left hand side of number 10 Hillview Road.

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**Viewing strictly by appointment through**  
Peter Ball & Co
Sussex Mews, Cheltenham GL52 5FU

Ground Floor
Approx. 83.5 sq. metres (898.4 sq. feet)

Kitchen/Dining/Family Room
3.86m x 6.61m
(12’7” x 21’11”)

Study/Play Room
4.27m x 2.62m
(14’ x 8’7”)

Living Room
4.06m x 3.33m
(13’4” x 10’11”)

First Floor
Approx. 88.2 sq. metres (954.0 sq. feet)

Bedroom 3
5.36m x 2.62m
(17’8” x 8’7”)

Bedroom 1
3.99m (13’1”) max x 3.32m (10’11”)

Bedroom 4
3.81m x 2.84m
(12’6” x 9’4”)

Bedroom 5
2.77m x 2.79m
(9’1” x 9’3”)

Second Floor
Approx. 31.4 sq. metres (338.3 sq. feet)

Bedroom 2
5.41m x 3.40m
(17’9” x 11’2”)

Total area: approx. 183.1 sq. metres (1971.3 sq. feet)

This plan is not to scale. For guidance purposes only. Plan produced using The Mobile Agent.

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