

## Birdlip Road, Cheltenham, Gloucestershire GL52 5AJ



**Price £661,500 Freehold**



Belvoir! are delighted to offer this unique, immaculately presented four bedroom detached house located in the desirable parish of Charlton Kings close to Balcarra's & St Edwards Schools.

Downstairs comprises; spacious hallway with doors leading to three double bedrooms, master with built in double wardrobe and en-suite shower room and separate utility room with built in cupboards and door to the garage. A neatly tucked away elevator and separate staircase lead to the upstairs which opens up into a fabulous open plan living, dining and kitchen area with top of the range appliances. There is also another double bedroom with built in wardrobe space and a separate shower room. This floor is surrounded by a rap around balcony which opens up into a delightful terraced area overlooking the garden.

Externally the property benefits from a private enclosed rear garden which is not overlooked, a large double garage and driveway parking for at least two vehicles. Further benefits include: EPC Rate -B

## Entrance Hall

**10'11" x 6'2"**

Spacious and light entrance hall with doors leading to the downstairs bedrooms and utility room.

## Utility room

**10'11" x 8'9"**

Modern utility room with built in cupboards and door to the garage.

## Bathroom 1

**7'3" x 8'5"**

Downstairs bathroom with separate shower and bath.

## Bedroom 1

**13'2" x 15'3"**

Large double bedroom which opens up into a dressing area and en-suite shower room with bi-folding doors opening up into the garden.

## En-suite 1

**7'5" x 9'8"**

Downstairs en-suite from master bedroom with separate shower and bath.

## Bedroom 2

**12'4" x 12'5"**

Double bedroom with bi-folding doors into the garden and lift access to upstairs.

## Bedroom 3

**12'7" x 12'5"**

Double bedroom downstairs to the front aspect.

## Kitchen

**15'3" x 12'6"**

Spacious and light kitchen with a range of base and wall units and integrated Miele appliances.

## Living/Dining room

**20'0" max x 28'3"**

Large open plan living area with cathedral ceilings and doors which open up to a wrap around balcony and terrace.

## Bedroom 4

**13'4" x 10'11"**

Upstairs double bedroom with built in wardrobe, separate dressing area and en-suite shower room.

## En-suite 2

**9'2" x 5'2"**

Upstairs en-suite shower room.

## Garage

Large double garage.

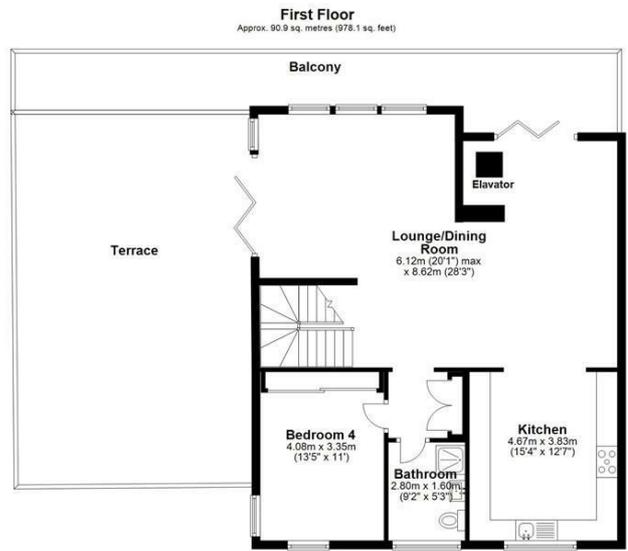
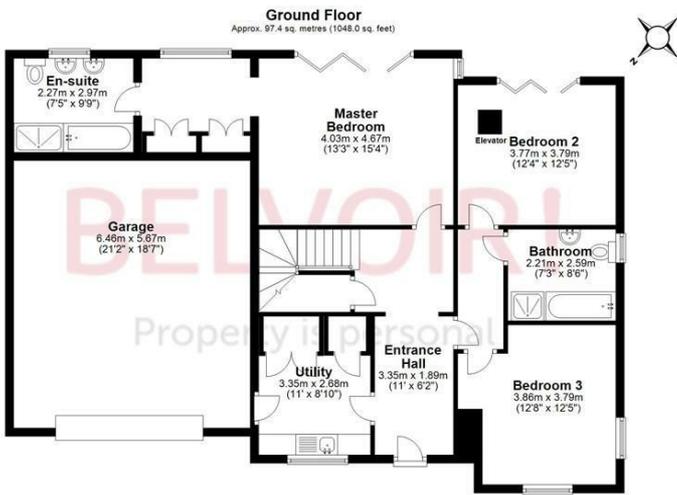
## Terrace

Large wrap around terrace and balcony.

## Agent Notice:

Appliances such as radiators, heaters, boilers, fixtures or utilities which may have been mentioned in these details

have not been tested and no guarantee can be given that they are suitable or in working order. We cannot guarantee that building regulations or planning permission has been approved and would recommend that prospective purchasers should make their own independent inquiries on these matters. All measurements are approximate



Total area: approx. 188.2 sq. metres (2026.1 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.  
Plan produced using PlanUp.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>84</b>	<b>90</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	