

\*\*\* ONLINE VERSION \*\*\* | Cheltenham Close, Exwick

£249,950



DBX1899

Detached

4 Bedrooms

AN EXCEEDINGLY SPACIOUS FOUR BEDROOM DETACHED FAMILY HOUSE IN A QUIET CUL-DE-SAC POSITION

\* Entrance Porch \* Sitting Room \* Dining Room \* Kitchen \* Ground Floor Cloakroom/Utility Room \* Large Conservatory \* Four Bedrooms \* Bathroom \* Good Size Rear Garden \* Garage \* Driveway Parking \* Gas Fired Central Heating \* Double Glazing \* No Chain \*

6 Cheltenham Close was constructed in the late 1970's and enjoys unusually spacious and well proportioned accommodation for a house of this era. The addition of a conservatory in more recent years has created an extra reception room and the large open plan kitchen/dining room is a really nice size, sociable space at the heart of the home. A ground floor cloakroom and utility room are located off the kitchen and this room offers potential for conversion to a shower room if required. On the first floor are four bedrooms, two really good size doubles and two smaller single and a family bathroom. Gas fired central heating and double glazing feature throughout and there is abundant driveway parking and a garage. The outside space to the rear enjoys a pleasant outlook and has potential to create a functional, family garden. The property has been well maintained however some updating and re-decoration works are now required.

Cheltenham Close is located in Exwick and is a quiet, elevated cul-de-sac enjoying pleasant views across the city, yet is within a few minutes of open countryside. Buses into the city centre, just over a mile away, pass at the bottom of the road and a range of local amenities including convenience store, pub and doctors surgery will be found on nearby Exwick Road.

The **ACCOMMODATION** comprises with approximate measurements:-

### **UPVC DOUBLE GLAZED FRONT DOOR TO:**

**ENTRANCE PORCH:** With hat and coat hooks and tiled floor. Inner door to sitting room.

**SITTING ROOM:** 15'2 x 12' (4.62m x 3.66m). With central heating radiator and double glazed window to front aspect. Television and telephone points.

**DINING ROOM:** 14' x 10' (4.27m x 3.05m). With staircase to first floor with understairs storage area. Central heating radiator. Double doors onto the conservatory and open plan archway with breakfast bar to the kitchen.

**CONSERVATORY:** 13' x 9'8 (3.96m x 2.95m). Constructed in part brick and part uPVC with a polycarbon roof. Door to rear garden. Note, the walls in the room have been plastered but not painted and the flooring is currently chipboard.

**KITCHEN:** 9' x 9' (2.74m x 2.74m). With a range of units in dark wood with black mottle work surfaces and incorporating a stainless steel sink unit with mixer tap. Gas cooker point and space for fridge and dishwasher. Tiled splashbacks. Large double glazed window with attractive outlook over the garden. Central heating radiator. Door to utility room and inner hall.

**INNER HALL:** With double glazed door affording side access to the outside of the property.

**UTILITY ROOM/CLOAKROOM:** With low level WC and vanity wash hand basin with storage cupboard below. Space and plumbing for washing machine. This room is sufficiently large enough to convert to a shower room if required.

### **FIRST FLOOR:**

**LANDING:** With large built in storage cupboard housing the auxiliary immersion tank which we believe supplies the domestic hot water. Laminate wood flooring.

**BEDROOM 1:** 14' x 13'2 (4.27m x 4.01m). A spacious, very light and bright room with some good views towards the city through the two double glazed windows. Central heating radiator and laminate wood flooring.

**BEDROOM 2:** 14' x 11' (4.27m x 3.35m). Another spacious, light double room affording some further good views to the rear of the property and neighbouring surrounds. Central heating radiator and two double glazed windows. Laminate wood flooring.

**BEDROOM 3:** 8'11 x 7'4 (2.72m x 2.24m). With double glazed window and central heating radiator. Laminate wood flooring.

**BEDROOM 4:** 8'10 x 7'5 (2.69m x 2.26m). With central heating radiator and double glazed window to rear aspect. Hatch to loft space.

**BATHROOM:** With suite comprising low level WC, pedestal wash hand basin and panelled bath with Mira Zest shower over. Fully tiled walls. Ladder style central heating radiator. Obscure double glazed window.

## OUTSIDE:

**FRONT:** To the front of the property is a small area of lawn and off road parking for approximately two vehicles. Access is also afforded to the **GARAGE** which measures 15'4 x 7'8 (4.67m x 2.34m) and houses the Olympic central heating boiler.

**REAR:** At the rear of the property is a good size garden which is mainly in lawn but does require attention and maintenance. The garden is sheltered and enjoys a good open outlook and offers purchasers the potential to create a garden specifically tailored for their requirements.

### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.







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