



34 GRACE GARDENS, CHELTENHAM, GLOUCESTERSHIRE GL51 6QE



Set in a highly sought-after cul-de-sac of unique executive homes, 34 Grace Gardens offers an exceptional blend of space, privacy and modern living. The property has been extended in a seamless way to create arguably one of the finest properties on this highly sought after development. With over 2700 sq. ft' (254 sq. m) of beautifully arranged accommodation.

**what3words:** ///decks.villa.ankle

- Detached executive home
- 2700 sq. ft' over two floors
- 5 bedrooms, including a luxurious master suite
- 4 bathrooms, including 3 en suites
- Double-aspect sitting room with bay window
- Exceptional 29'10" kitchen with dining area
- Two family rooms
- Separate utility room and study
- Mature rear garden with attractive backdrop – private and easy to maintain
- Double garage and private drive



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## THE PROPERTY

A very impressive, detached house built by Bryant Homes and favoured for generous plot sizes, flowing accommodation and green leafy landscape. The property has been extended from its original footprint to increase both the living and bedroom accommodation making this property ideal for large or blended families.

On entering the property, the inviting hallway provides access off to the sitting room (29'5 x 13'4 - 8.97m x 4.06m) which has a bay window and open fire. The double aspect garden room is an ideal relaxation area. Double doors also lead through to the hub of the house.

A superb layout awaits you comprising a family room which provides access to the decked terrace and open to the very impressive kitchen (29'10' x 13'5 - 9m x 4m) which is flanked with an array of fitted cabinets both wall and floor mounted, an island unit and only the finest built-in electrical appliances.

To the side is a cloakroom, fully equipped utility room and a further reception currently used as a playroom.

On the first floor are five bedrooms, three of which have en suites and very smart family bathroom finished in a contemporary style.

Outside the garden has been designed for maximum enjoyment with the minimum of upkeep. It measures 90' x 40' - 29.2m x 12.4m. Defined areas have been created to enjoy full sunshine and a pergola. There is also a purpose-built covered BBQ cooking area.

To complete the accommodation is the detached double garage with electric doors and a double width private drive to the front.

## THE LOCATION

The development is strategically located near the M5 motorway, providing easy access to major cities like Gloucester, Swindon, and London. Additionally, Cheltenham Spa railway station is approximately 1 mile away, offering regular services to London and other major cities.

**Council:** Cheltenham Borough Council

**Council Tax band:** G

**Area:** 2737.00 sq ft

**Tenure:** Freehold

**Title Number:** 19362407

**EPC:** C

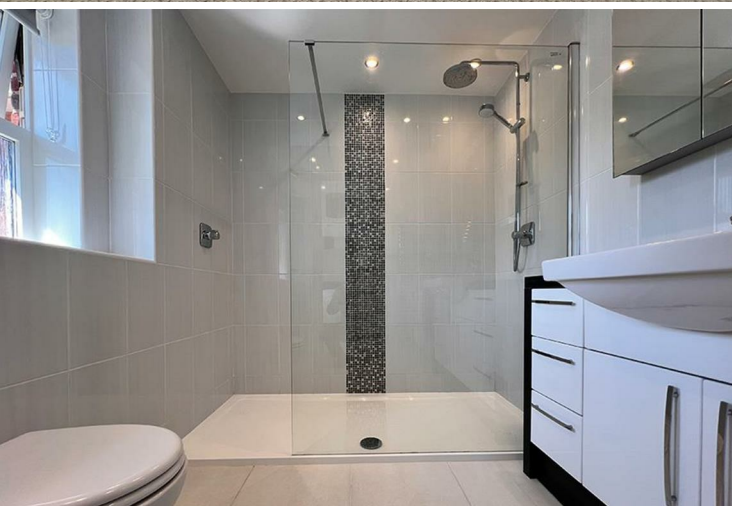
**Services:** All mains services are connected.













Approximate Gross Internal Area = 2737 sq ft / 254.3 sq m

Garage = 291 sq ft / 27.0 sq m

Total = 3028 sq ft / 281.3 sq m

Illustration for identification purposes only, measurements are approximate and are not to scale.

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