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ESTATE AGENT
IN GL17-20

Staunton

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2 Chestnut Drive, Ledbury Road, Staunton, GL19 3QE

Designed with energy efficiency in mind. It is one of a pair of semi detached properties built to a high specification within a private driveway behind electronically operated gates.

The large welcoming hallway will impress as soon as you enter this home and provides a taste of the quality to be found throughout with oak flooring on the ground floor and fitted carpets and ceramic tiling on the first floor.

At the rear of the home is a large double aspect living room incorporating a modern kitchen with central island housing the bowl and a half sink unit. Patio doors open from the dining area into the garden, and bifold doors open up the lounge area into the garden creating the perfect entertaining space. The lounge also has the benefit of a log burner.

The kitchen is fitted with a range of wall and base units with quartz worktops over and includes an integrated fridge, freezer, dishwasher, electric double oven and an electric hob with extractor over.

Off the kitchen is a useful utility with plumbing for a washing machine, sink unit and glazed door to the garden.

Completing the accommodation on the ground floor is a guest wc.



On the first floor there are three good sized bedrooms all benefitting from fitted wardrobe. The main bedroom also benefits from a modern ensuite shower room.

The main bathroom is large with the advantage of a panel bath, wall hung sink unit, low level back to the wall wc and a separate shower cubicle.

Outside the rear garden is lovely and wraps around the side and rear of the property with various patio seating areas, an outdoor kitchen area and lawns. There is gated side access to the front where the shared driveway with the neighbouring property provides access to the garage and ample parking and has the benefit of electrically operated gated access.

The whole house benefits from underfloor heating served by an energy efficient air source heat pump system. In addition there is air conditioning in the kitchen and bedroom 2.

Staunton is a village situated between Cheltenham, Gloucester, Ledbury and Tewkesbury and benefits from a convenience store, primary & nursery school, village hall, doctor's surgery and public house.

Being within 4 miles of Junction 2 of the M50 it offers excellent commuter links to the motorway network.

GROUND FLOOR

1ST FLOOR

Ground Floor

Entrance Hall 11'10"x8'8"
 Open plan Kitchen/Living/Dining area 24'10"x17'4" overall
 Utility 6'4"x5'10"

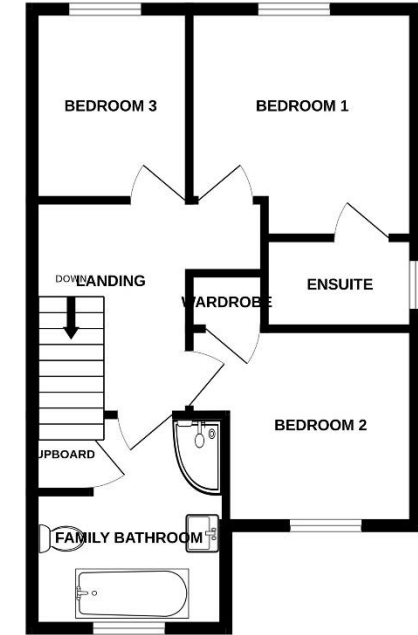
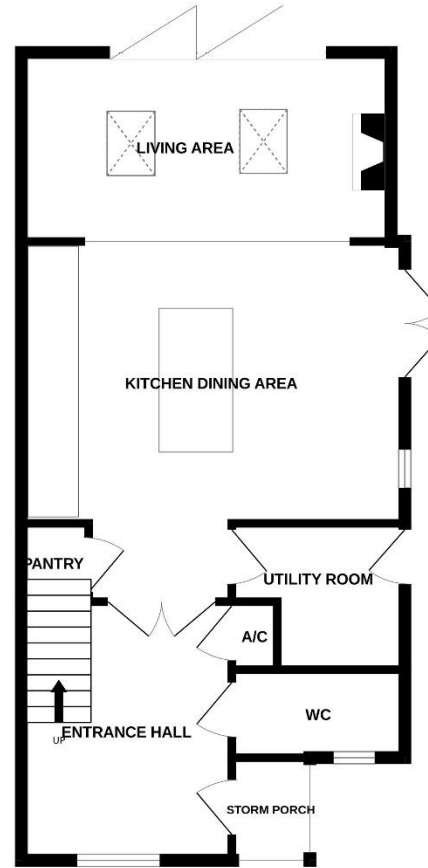
First Floor

Bedroom 1 10'x9'8"
 Ensuite 6'10"x4'2"
 Bedroom 2 8'10"x8'6"
 Bedroom 3 8'9"x7'2"
 Bathroom 8'x8'5"

Outside

Garage 19'x9'7"

Tewkesbury Borough Council Tax Band C



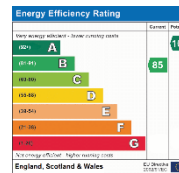
This floorplan is provided for guidance only as an approximate layout of the property and should not be relied upon as a statement of fact.



Guide Price £425,000

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