



Pittville



# Pittville

Albert Drive, Pittville, Cheltenham, GL52 3JH

£1,250,000 Freehold

A stunning 4 bedroom, detached, contemporary home with an "A" rated energy efficiency, situated in this highly sought after no-through road close to Pittville Park.

NO ONWARD CHAIN • impressive 9.44 x 5.08m living room • magnificent kitchen/dining room • utility room • cloakroom • ground floor bedroom with en suite • 3 first floor bedrooms • 3 further bath/shower rooms • solar panels with battery storage • air source heat pump • underfloor heating (ground floor) • double glazing • landscaped gardens • parking & carport • security alarm system • garden store

## Description

An exceptional property which has been extended, remodelled and upgraded creating a stylish family home in this prime position. The beautifully presented accommodation includes a reception hall, c. 9.44 x 5.08m living room with fully retractable bi-folding doors opening out to the rear garden, an impressive kitchen/dining room with quartz worktops and a range of quality integrated appliances, and a separate utility room. Also on the ground floor, there is a cloakroom and double bedroom with en suite. Upstairs, there is a generous landing, 3 very good size double bedrooms, and 3 luxury bath/shower rooms (2 en suite). Outside, there is ample parking and turning areas at both the front and rear (the rear is accessed from Hillcourt Road). From Hillcourt Road there is an electric sliding gate, carport with garden store, and a landscaped garden. This A rated energy efficiency home uses an air source heat pump and solar panels with battery storage keeping running costs to a minimum.

## Further Information:

**Local Authority** Cheltenham Borough Council. **Tax Band** E. **Electricity** Mains. **Water** Mains. **Sewerage** Mains. **Heating** Air Source Heat Pump. Purchasers should carry out their own investigations regarding the suitability of these services.

**Agents Note** Some of the images have been digitally enhanced to include furniture. The property is currently unfurnished.





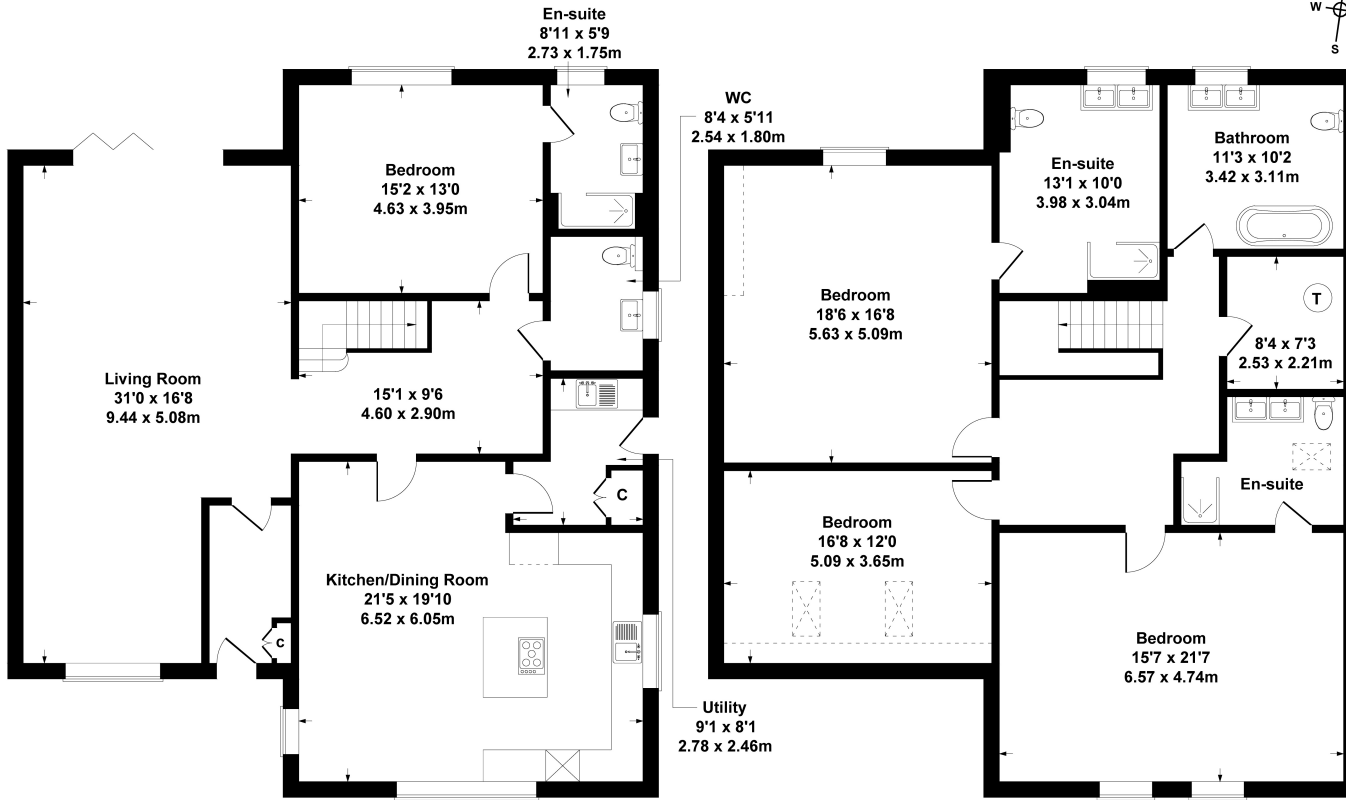


### Situation

Albert Drive is a premier central location, close to the world famous Prestbury Park Racecourse, Pittville Park, the Pump Rooms, and only a short distance from the town centre. Cheltenham is a vibrant Regency town, best known for its beautiful architecture, excellent shopping, and horse racing at Prestbury Park Racecourse. Cheltenham also plays host to the music, jazz, science, and literature festivals currently held in Imperial Gardens

# 17 Albert Drive

Approximate Gross Internal Area  
2917 sq ft - 271 sq m



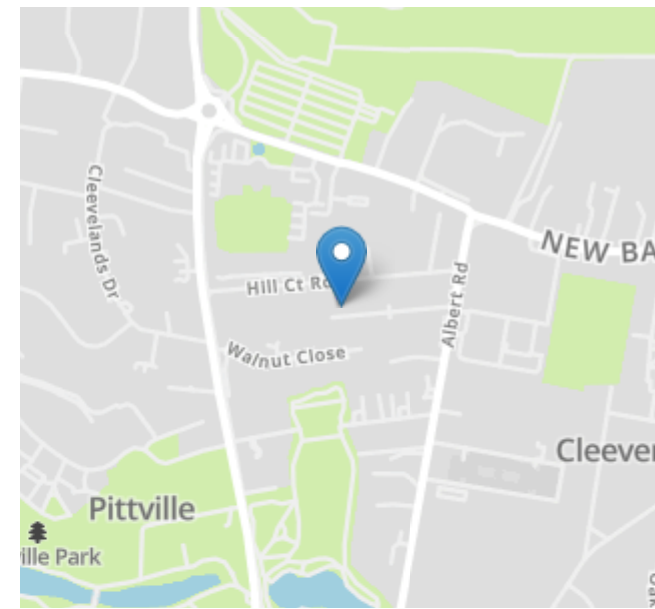
GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>	92	92
(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>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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