

A very well presented detached and extended modern house

18 Lauriston Park, Cheltenham, Gloucestershire, GL50 2QL

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Guide Price £1,150,000



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About this property

18 Lauriston Park is a lovely detached and extended modern house built approximately 20 years ago with an additional extension on the rear of the house. The current owners have obtained a detailed planning consent for a further significant extension at the rear of the house. Further information can be obtained via the Cheltenham Borough Council Planning Portal using reference number 21/01197/FUL.

The house offers well planned and versatile living accommodation over two floors, with four good sized double bedrooms. The main bedroom is worthy of particular mention with dimensions 15'8 x 15'7, a full bank of wardrobes and an en suite shower room. In addition is a guest bedroom with en suite shower room, and two further double bedrooms serviced by the family bathroom with over bath shower.

The ground floor accommodation offers a great deal of flow, with a central hallway providing access to the majority of the key rooms. To the left is the useful study, while to the right is the front to back double aspect sitting room including a bay window to the front and a pair of glazed doors to the garden. Straight ahead is the cloakroom.

Diagonally left is the kitchen/breakfast room with a comprehensive range of cupboard and drawer units as well as integrated appliances

and a breakfast bar. Beyond the kitchen is the fitted utility room with sink unit and external pedestrian door, with further access in to the double garage. At the rear of the house is the family/dining room which enjoys a double aspect and double doors in to the garden.

The garden is mostly laid to lawn with a paved patio to the rear of the house, with fitted speaker and outdoor sink unit, as well as raised beds, vegetable beds and climbing frame. To the front is an enclosed garden with low brick wall and tarmac parking for two cars.

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Plans

Approx. gross internal floor area

2,355 sq ft

Approximate Area = 195.2 sq m / 2101 sq ft
Garage = 23.6 sq m / 254 sq ft
Total = 218.8 sq m / 2355 sq ft
Including Limited Use Area (3.8 sq m / 41 sq ft)
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Property Details

Local Authority

Cheltenham Borough Council

Council Tax

Band = G

Tenure

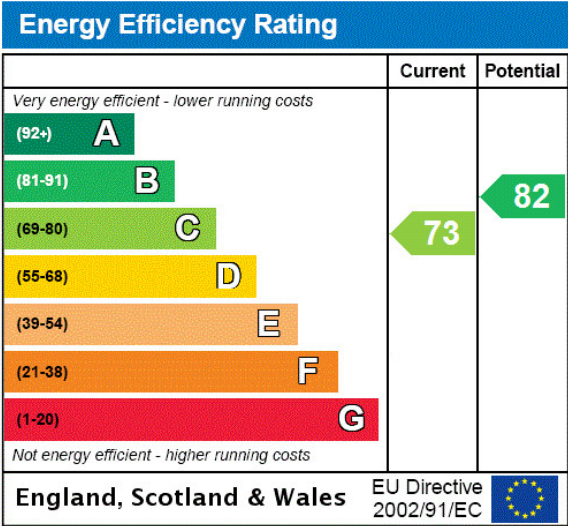
Freehold

Services

Mains water, electricity, gas and drainage. Gas fired central heating.




EPC

EPC Rating = C



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Enquire



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Viewing strictly by appointment

More Information



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