



67 Rosebay Gardens, Cheltenham, GL51 0WP

£340,000

CHOSSEN  
ESTATE AGENTS

## THE PROPERTY

Situated in a sought-after Cheltenham location, this beautifully presented four double bedroom home offers an impressive balance of modern living, practicality and style. Ideal for families or professionals alike, the property is arranged over three floors and has been thoughtfully enhanced by the current owners, including a recently modernised kitchen and landscaped garden.

Upon entering, the hallway immediately sets the tone with a bright and welcoming feel. A convenient downstairs WC is tucked just off the entrance hall, perfect for family life or when entertaining guests. The heart of the home is the vibrant, recently upgraded kitchen, offering a fresh and contemporary space complete with ample storage. Clever design has maximised every inch of this room — the under-stairs cupboard has been converted into a discreet, hidden utility section, ensuring functionality without compromising on style.

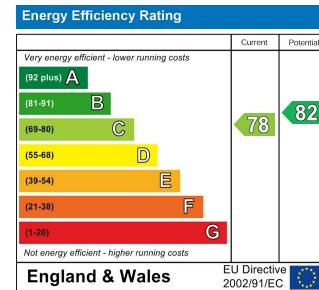
Beyond the kitchen lies the generously sized sitting room, filled with natural light and offering a versatile layout for relaxation and entertaining. French doors open directly onto the recently landscaped garden, which is thoughtfully designed to provide a low-maintenance yet attractive outdoor retreat. The garden also benefits from rear access to the garage.

The first floor hosts three spacious double bedrooms, each offering excellent proportions. One of the bedrooms already features built-in storage, adding further convenience. The second floor is dedicated to the master suite — a true retreat — complete with a large built-in storage cupboard and a sleek, modern en-suite shower room.

Externally, the home offers one parking space and a garage, providing flexibility for parking or additional storage.

This superb property combines practicality, modern finishes and generous accommodation, making it a standout opportunity for buyers seeking a stylish and well-located home in Cheltenham, all within an attractive price point.

- Four double bedrooms
- Modern kitchen with utility
- Landscaped rear garden
- EPC Rating - TBC
- Master bedroom with en-suite
- Spacious lounge with French doors
- Driveway parking and garage
- Council Tax Band - D



Agents Note

Freehold

EPC Rating: TBC

Cheltenham Borough Council Band: D

Mains Gas, Electric and Water are connected.

Fibre Broadband is available in the area.

Flood Risk:

Rivers & Seas: Very Low

Surface Water: Very Low



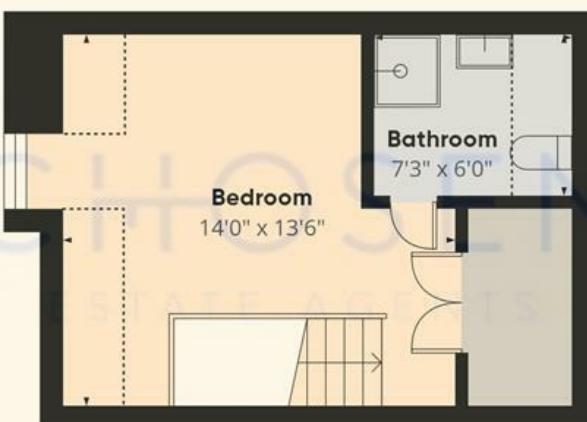


Approximate total area<sup>(1)</sup>

1221 ft<sup>2</sup>

Reduced headroom

52 ft<sup>2</sup>



(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.