



**Brooklea Badgeworth Lane, Cheltenham, GL51 4UQ Offers Over £800,000**

Welcome to this stunning detached house located on Badgeworth Lane in the sought-after area of Badgeworth, Cheltenham. This beautifully presented property boasts 3 reception rooms, 4 bedrooms, and 3 bathrooms, offering ample space for comfortable living.

As you step inside, you'll be greeted by a high-spec finish throughout the 2,574 sq ft home. They say the kitchen is the heart to every home and Brooklea boasts a very impressive 20ft open plan kitchen/diner, ideal for hosting family gatherings or entertaining friends. Complete with underfloor heating, Neff integrated appliances and ample space for your dining room table and chairs. Further to this and also open plan with the kitchen, is another main focal point to this property, a superb five meter conservatory complete with underfloor heating, a working gas burner, electrically operated Velux windows and bi-folding doors opening onto the properties south facing garden.

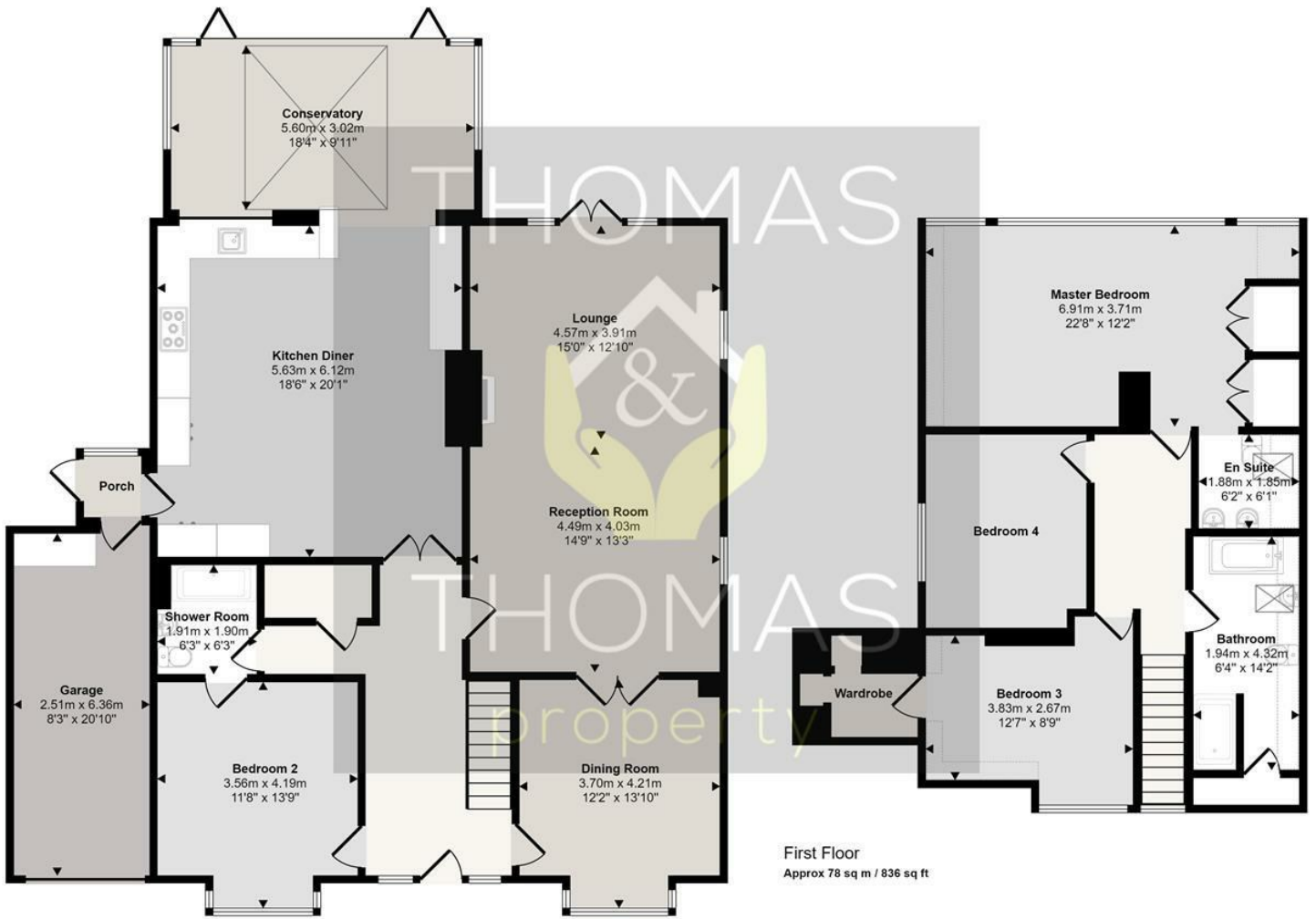
Whether you're relaxing in one of the spacious reception rooms, unwinding in one of the well-appointed bedrooms, this house offers a perfect blend of comfort and style throughout which must be seen to appreciate all on offer.

The feeling of space continues outside where you will find a generous rear garden which is mostly laid to lawn and bordered by shrubbery and fencing. A garden patio surrounds the rear aspect and with the property being south facing, an ideal spot to place all your garden furniture & barbecue. Another standout feature is the property's driveway where there is parking for numerous vehicles and access to its integral garage.

Don't miss the opportunity to make this house your home. Contact us today to arrange a viewing and experience the charm of this impressive property on Badgeworth Lane.

- Beautiful Condition Throughout
  - Four Spacious Bedrooms
    - Conservatory
    - Underfloor Heating
    - High Specification
  - Sought After Location

Approx Gross Internal Area  
239 sq m / 2574 sq ft



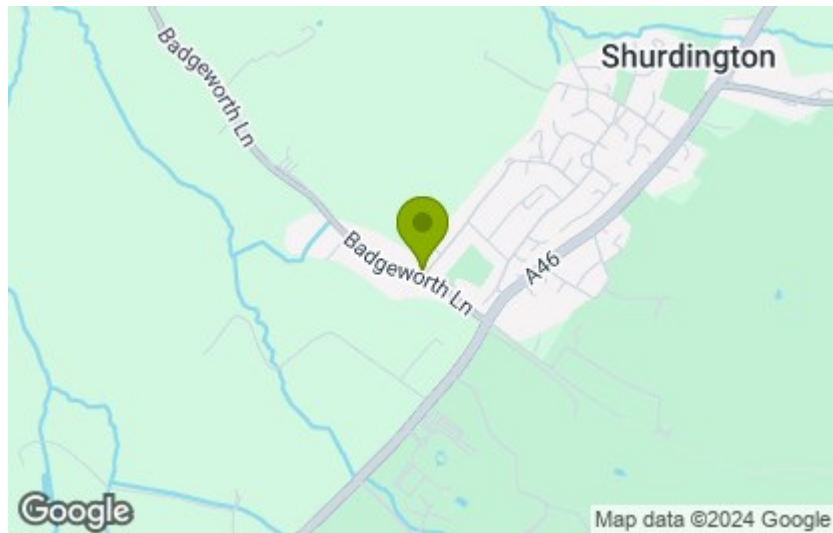
Ground Floor  
Approx 161 sq m / 1737 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	69
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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