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9 SUMMERBEE DRIVE

Cheltenham, GL1 6TP



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CHELTENHAM, GL1 6TP

A stylish, modern home with spacious accommodation, a pretty town garden, garage and off road parking within a short walk of Cheltenham's town centre and train station.

Ground Floor:

Kitchen/Breakfast/Family Room • Utility Room
• Cloakroom

First Floor:

Sitting Room • Two Bedrooms • Shower Room

Second Floor:

Master Suite with En Suite and Dressing Room
• Three Further Bedrooms • Family Bathroom

Outside:

Parking • Garden • Garage

DESCRIPTION

This immaculate home forms part of an exclusive new development off the Lansdown Road, within walking distance of the best areas of Cheltenham. Built just over six years ago by Cala Homes, this prestigious and highly sought-after development is recognised for its quality new build townhouses that were designed to offer opulent accommodation with ample living space and bedrooms. The standard of finish and fixtures is of excellent quality and the design which features high ceilings throughout adds a sense of spaciousness and light to the generously proportioned rooms.

The ground floor offers a cloakroom, excellent storage within the porch and a utility room with access to the garage. Across the rear is the kitchen/breakfast and family room with bi-fold doors leading out to the terraced garden. This wonderfully bright and contemporary room is functional yet sociable. It has a range of modern fitted units and integrated appliances with a central island unit overlooking the dining and family area, making it ideal for entertaining.



As with any traditional townhouse, the sitting room is on the first floor with two sets of French doors opening on to a balcony. To the rear are two good-sized bedrooms, both with generous built-in wardrobes and sharing a shower room. On the second floor, the master bedroom is particularly spacious with a range of built-in wardrobes within a separate dressing area, a modern en-suite shower room and two Juliet balconies. A family bathroom serves the remaining two bedrooms.

In all, a lovely townhouse which is contemporary in style, easy to maintain and in a classic Cheltenham setting with a low maintenance garden. Ideal for a permanent home or as a lock up and leave within striking distance of the town's main boarding schools, the centre and train station.

OUTSIDE

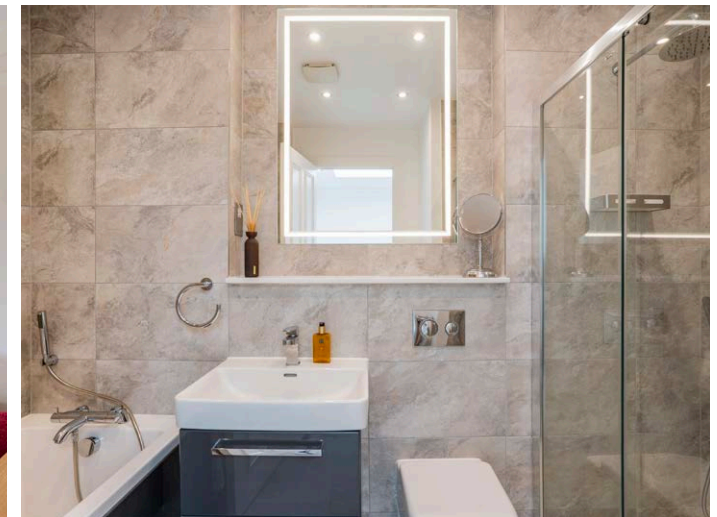
These are practical homes that make the best of their space, setting and with an easy to maintain garden that is laid to lawn. To the front of the house is parking for two cars and access to the garage with electric door.

SITUATION

This small and exclusive Cala Homes development is in one of the most sought-after locations of Cheltenham. Much of the attraction of this area is the setting, just off the popular Lansdown Road. Arguably one of Cheltenham's finest areas, it is ideally situated within a short stroll from the cosmopolitan shopping areas of Montpellier and Promenade, providing a comprehensive range of shops and eateries as well as a lively café culture. As well as the many festivals it holds, the town is most well-known for its exceptional schools including the famous boarding schools, all of which are within easy walking distance of the house. This, and the excellent communication access to major motorway networks and with the property being within a comfortable ten-minute walk from Cheltenham Spa Train Station, makes it popular and suitable for a broad audience of buyers.

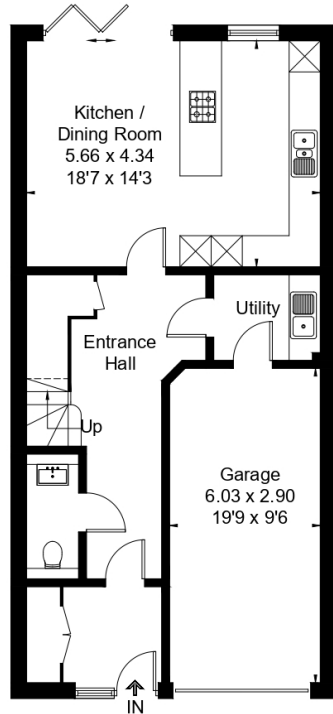
LOCAL AUTHORITY

Cheltenham Borough Council

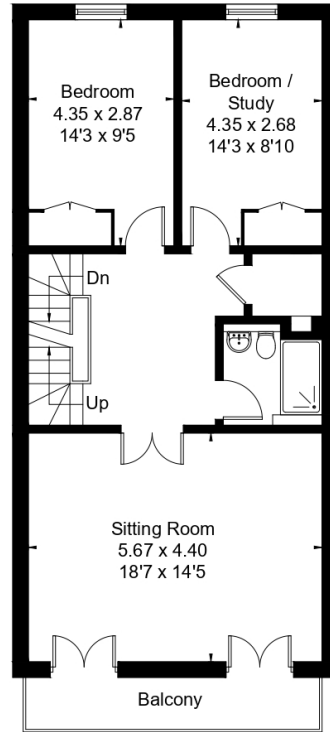


FLOORPLANS

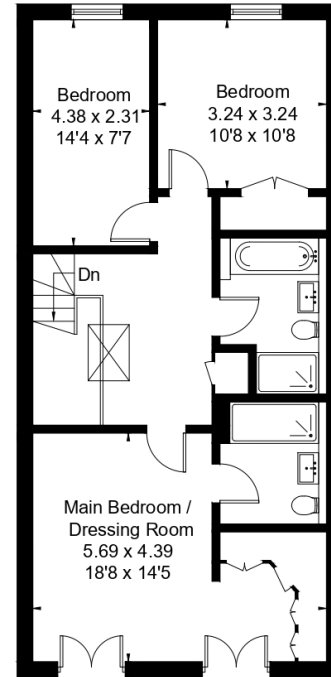
Approximate Floor Area = 210.3 sq m / 2264 sq ft
(Including Garage)



Ground Floor



First Floor



Second Floor



Kingsley Evans
115 Promenade
Cheltenham
Gloucestershire
GL50 1NW

t: +44 (0) 1242 222292
e: info@kingsleyevans.co.uk
w: www.kingsleyevans.co.uk

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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		87 B	