



Birch Close, Charlton Kings, Cheltenham, Gloucestershire, GL53 8PJ

£475,000 Guide Price

Considered one of the most sought after areas of Cheltenham to live, this property is tucked away in a peaceful cul-de-sac in Charlton Kings and sits back from the road, separated by a lawn and extensive driveway suitable for a number of vehicles. The entrance to the house sits on its east side, where you will enter under the shelter of a car port situated to the front of the property's garage. As you enter the property you will step into a generous hallway with stairs to the first floor directly to your left and access to all other parts of the house moving forward. First and to your right you will find a spacious room currently being used as an office with double opening glass panelled French doors at its opposite end which open up to an expansive open plan dining room. The dining room represents the extended portion of the property which overlooks the rear gardens to which you will access through sliding glass patio doors. This dining area moves round and through to the stylish and modern kitchen, fitted with granite worktops, built in counter top five ring gas supplied range, built in oven and extractor and space for a large double opening fridge freezer. Out through the kitchen and into the hallway you will find the very spacious downstairs cloakroom, with toilet and wash hand basin. Finally on the ground floor and facing the front of the property we have the generously proportioned main living room. This tastefully decorated room has solid oak wooden flooring which spills through to the hallway and office room and is finished with a modern gas driven fitted fireplace. To the first floor you will find an open landing providing access to the four bedrooms and family bathroom. The master bedroom sits to your right overlooking the rear. It is open and spacious, providing ample room for standalone wardrobes or built in ones if desired. The second bedroom sits next door, also overlooking the rear. This room is also suited to a double bed plus storage. Bedroom three is also a double and occupies the front of the house whilst bedroom four sits adjacent and is more suited as a single. This room is currently fitted with a bedroom suite making the best use of its space. In between the four bedrooms on the landing sits the family bathroom, offering a shower bath, toilet and wash hand basin.

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The rear garden is charming and mature with its own apple tree and is bordered by plants and shrubs. South facing, it is laid with grass and a paved patio section and to its rear sits a revolving summer house with its own power supply. The properties garage can also be accessed from the rear garden via a separate door.

The property benefits with UPVC double glazed windows throughout, gas central heating and a heated water tank. This is driven by a recently installed combination boiler.

A superb, spacious family home providing flexible living accommodation in an extremely sought after part of Charlton Kings, viewing is highly recommended.

Awaiting EPC.



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Viewing by appointment only.
Please call 01242 584007.

Council tax band - E



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