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HERE TO GET *you* THERE



Brooklyn Road

Cheltenham, GL51 8DT

Asking Price £450,000



Council Tax: E



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Set back from the ever-popular Brooklyn Road is this truly exceptional four-bedroom detached family home complete with a double garage, off road parking and a generous and private rear garden.

The property offers a specification which is impressive at the asking price. The accommodation includes the following:

Ground Floor:

The property is approached via an enclosed entrance porch with a cloakroom off, with wc and basin. The main focal point of the property is the exceptional 21'+ fully fitted kitchen, a fabulous space for a family to congregate and for friends to socialise. The kitchen benefits from having a separate utility/laundry room. The living room is equally attractive at nearly 16' with a very useful study/home office off.

First Floor:

All four bedrooms are capable of housing a double bed with comfort with bedroom's three and four facing the front and bedrooms one and two facing the rear elevation. Bedrooms are serviced by a well fitted bathroom suite, and a separate additional wc.

Outside:

The off-road parking in front of the property is large enough to host several vehicles and leads to a double garage with up and over door. The garage has its own mains power and light. The rear garden is a good size for the property and is a traditional lawn/patio mix, a lovely space to unwind after a long day's work.

Summary:

This property is very good value for money but more importantly, the whole layout is designed to be a family centric home, with large spacious rooms allowing for busy families to both spend time together but equally find space for quiet time.

This property comes highly rated by Hunters Estate Agents

All viewings are strictly by appointment only

Tel: 01242 528500

- A Modern Four Bedroom Detached Family House
- Double Garage and Off Road Parking
- Generous 16' Living Room
- Good Access to GCHQ and M5 Junction 11
- Council Tax Band E | Energy Performance Rating C
- Large 21' Fully Fitted Kitchen with Additional Utility Room
- Large Living Room and Separate Study
- Cloakroom with Ground Floor wc
- Private Rear Garden
- Tenure - Freehold

Living Room

15'8" x 12'4" (4.78 x 3.78)

Kitchen / Dining Area

21'8" x 15'7" (6.61 x 4.77)

WC

2'9" x 6'11" (0.86 x 2.13)

Study

5'6" x 8'5" (1.70 x 2.59)

Utility Room

5'7" x 10'7" (1.71 x 3.25)

Bedroom One

10'3" x 12'5" (3.14 x 3.80)

Bedroom Two

10'0" x 12'2" (3.05 x 3.72)

Bedroom Three

11'4" x 8'5" (3.47 x 2.58)

Bedroom Four

9'0" x 8'5" (2.75 x 2.58)

Bathroom

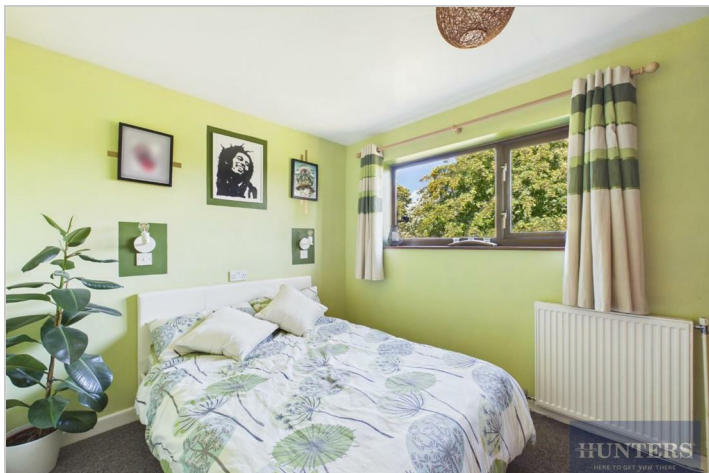
5'8" x 7'9" (1.73 x 2.37)

WC

5'7" x 2'8" (1.72 x 0.82)

Garage

16'8" x 16'3" (5.09 x 4.96)



Road Map



Hybrid Map



Terrain Map



Floor Plan

Floor 0

Floor 1

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Approximate total area⁽¹⁾
139.2 m²
1496 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360

Viewing

Please contact our Hunters Cheltenham Office on 01242 528500 if you wish to arrange a viewing appointment for this property or require further information.

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

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.