



Kingfisher Drive, Cheltenham - GL51 0WN

Cheltenham

Guide Price £200,000





32 Kingfisher Drive

Cheltenham, Cheltenham

Elegant 1-bed detached Coach House in sought-after neighbourhood. Modern kitchen, garage, parking, and tranquil bedroom with en-suite. Peaceful location with urban conveniences. Freehold. Viewing by appointment only.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Detached Coach House
- Open Plan Living
- One Bedroom
- Two Bathrooms
- Very Well Presented Throughout
- Close To Local Amenities





An elegant one-bedroom detached Coach House situated in a tranquil corner of a sought-after neighbourhood, this charming one-bedroom detached Coach House exudes an air of elegance and sophistication. Beautifully presented throughout, this home offers a blend of modern convenience and classic charm, making it an ideal retreat for those seeking a stylish yet low-maintenance home.

Entrance Hall: A welcoming entrance hall provides access to the staircase leading to the first floor.

Garage & Parking: The integral garage offers secure parking and additional storage space, with further parking available in front of the garage.

First Floor

Open-Plan Kitchen, Sitting & Dining Room: The spacious and light-filled open-plan living area provides a versatile and sociable space, ideal for entertaining or relaxing. The modern fitted kitchen seamlessly integrates into the space, offering ample storage, sleek worktops, and high-quality appliances.

Bedroom: The well-proportioned bedroom provides a tranquil retreat, featuring built-in wardrobes and space for additional furnishings. The en-Suite is fitted with a modern suite, including a washbasin, and WC.

Shower Room: A separate shower room offers additional convenience, featuring a walk-in shower, washbasin, and WC.

Outside: This delightful Coach House benefits from a garage for secure parking, as well as an additional parking space in front of the garage, ensuring practicality and convenience.

Council Tax Band: A

Tenure: Freehold

Viewings are strictly by appointment only. Please contact Cook Residential to arrange your exclusive tour.

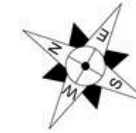
Location: Situated in a peaceful and sought-after location, this property is within easy reach of local amenities, transport links, and green spaces. Offering a harmonious balance of urban convenience and suburban tranquillity, this exceptional Coach House is a rare find.

All information regarding the property details, including its Freehold status, is to be confirmed between vendor and purchaser solicitors.

All measurements are approximate and for guidance purposes only.



(5.50m x 0.93m)



Shower Room
5'8" x 5'4"
(1.73m x 1.62m)

Garage
18'1" x 8'9"
(5.50m x 2.66m)

**Kitchen/Sitting/
Dining Room**
29'0" x 17'11"
(8.85m x 5.45m)

Bedroom
13'1" x 10'5"
(3.98m x 3.17m)

Ground Floor
Approximate Floor Area
216 sq. ft
(20.13 sq. m)

First Floor
Approximate Floor Area
609 sq. ft
(56.66 sq. m)

En-suite
5'4" x 4'6"
(1.63m x 1.37m)

Approx. Gross Internal Floor Area 825 sq. ft / 76.79 sq. m (Including Garage)
Approx. Gross Internal Floor Area 662 sq. ft / 61.61 sq. m (Excluding Garage)

Produced by Elements Property





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For more detailed information please refer to the Cook Residential website. All information regarding the property details, including its position on Freehold, will be confirmed between vendor and purchaser solicitors. All measurements are approximate and for guidance purposes only.