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Messenger Way, Hatherley, GL51 6GH

Guide Price £375,000



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Messenger Way

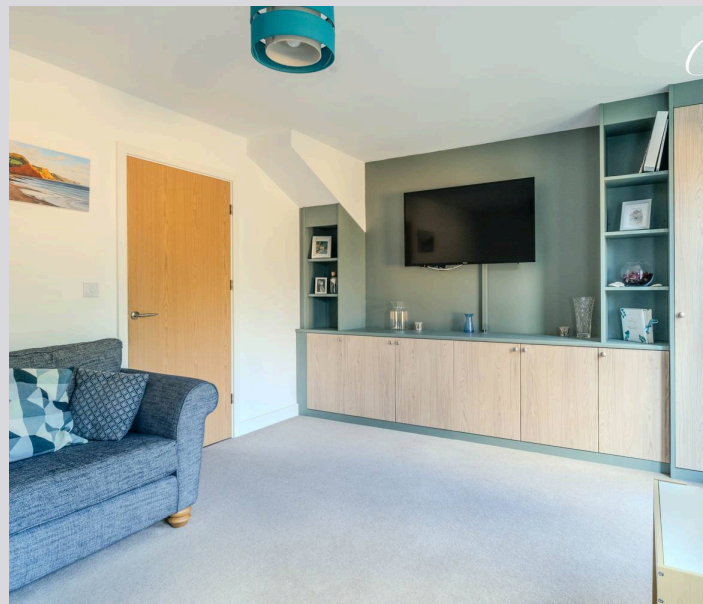
Hatherley, GL51 6GH

Council Tax Band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Three Bedroom Modern Family Home
- Open Plan Kitchen / Dining Room
- Two Bathrooms And a Cloakroom
- Situated In A Popular Hatherley Location
- Enclosed Rear Garden
- Single Garage and Driveway Parking





A well presented three bedroom semi-detached family home tucked away in a peaceful cul-de-sac within the ever-popular Hatherley area- offers modern and well-balanced accommodation, thoughtfully designed for family living. Featuring three bedrooms including a master with en-suite, a spacious living room with direct garden access, and the benefit of a garage and driveway parking, this property provides both practicality and style in a highly desirable setting.

Entrance Hall: The property is entered through a welcoming hallway with stairs rising to the first floor and doors leading to the cloakroom, kitchen/dining room, and living room.

Cloakroom: A practical ground-floor cloakroom fitted with a WC and wash hand basin, ideally positioned for guests.

Kitchen/Dining Room: Located at the front of the property, this bright and modern kitchen is fitted with sleek white units and wood-effect work surfaces. There is an integrated oven with gas hob and extractor, space for further appliances, and a large front-facing window. The room extends into a generous dining area, creating a sociable hub for family meals and entertaining.

Living Room: Positioned at the rear of the home, this inviting space extends the full width of the property. French doors open onto the garden, allowing natural light to flood in. A bespoke, newly built-in unit provides shelving and plentiful storage, forming a stylish focal point. This is a versatile and comfortable space, ideal for both relaxation and hosting guests.

First Floor Landing: The landing offers access to all bedrooms and the family bathroom. A useful airing cupboard houses the boiler and provides additional storage.

Master Bedroom: A bright and comfortable double bedroom overlooking the rear garden. Fitted wardrobes maximise storage, while neutral décor creates a calming atmosphere. The master is further enhanced by its own en-suite shower room.

Ensuite: The modern en-suite includes a tiled shower enclosure, WC, wash hand basin, and a chrome heated towel rail.

Bedroom Two: A second double bedroom situated at the front of the property, well-lit by a large window and neutrally decorated to provide a versatile space.

Bedroom Three: Currently arranged as a nursery, this third bedroom is positioned to the rear and could equally serve as a child's room, home office, or guest bedroom.

Family Bathroom: Fitted with a modern white suite comprising panelled bath with shower over, wash hand basin, and WC, complemented by contemporary tiling.

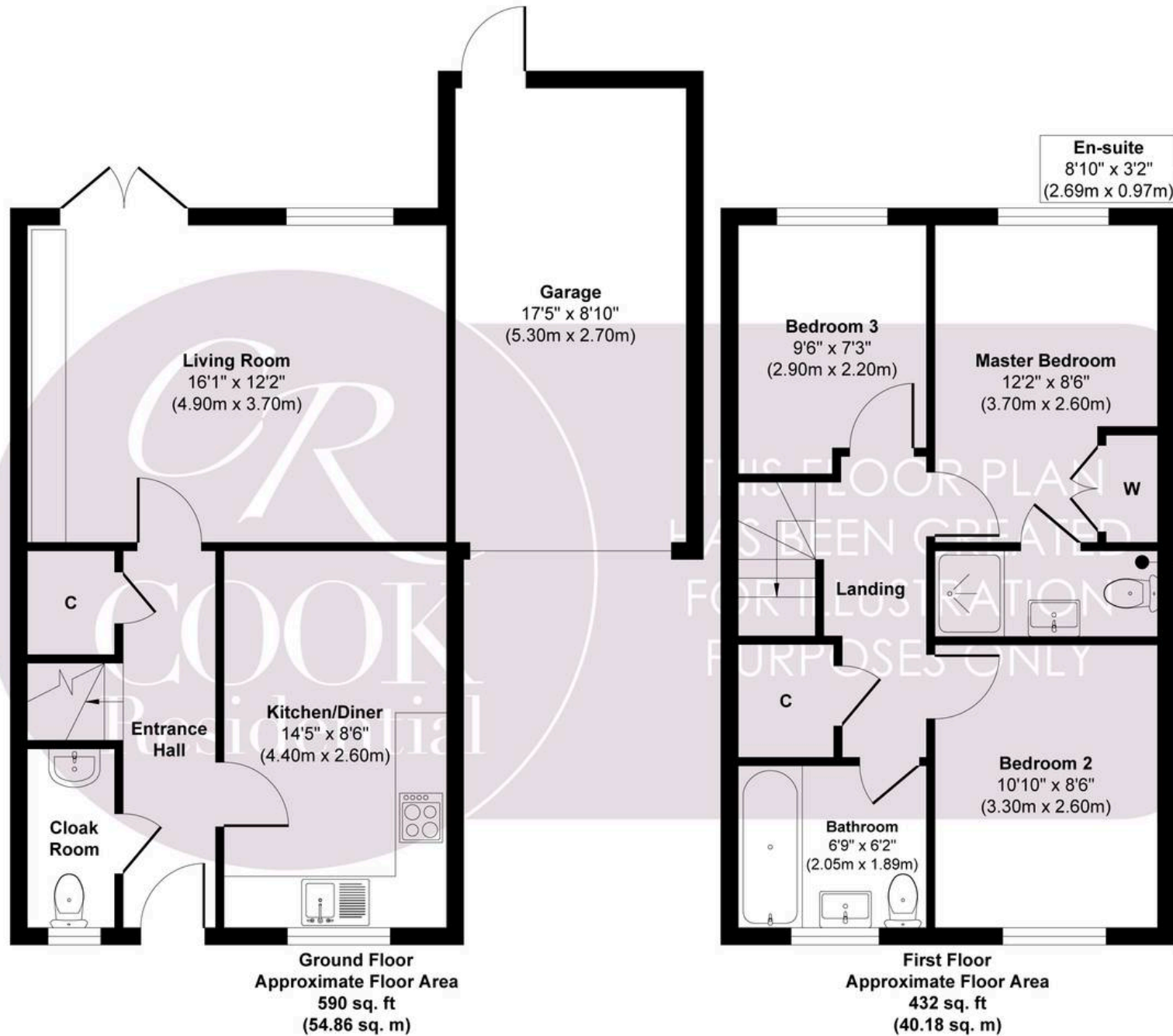
Rear Garden: The enclosed rear garden is mainly laid to lawn with fenced boundaries for privacy. A paved patio runs along the back of the house, perfect for outdoor dining and entertaining. A pedestrian door leads into the garage, adding convenience.

Garage and Parking: A single attached garage with an up and over door is approached via a driveway providing parking for one vehicle as well as driveway parking in front of the garage being available.

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Location: Hatherley is a highly regarded residential area of Cheltenham, with this property enjoying a particularly quiet cul-de-sac position. The area is well served by local shops, supermarkets, and leisure facilities, with several well-regarded schools including Bournside Secondary and popular primary schools nearby. Green spaces and parks are within easy reach, while Cheltenham Spa railway station and the M5 motorway provide strong transport links. The property also lies within easy reach of Cheltenham



Approx. Gross Internal Floor Area 1022 sq. ft / 95.04 sq. m (Including Garage)
Approx. Gross Internal Floor Area 868 sq. ft / 80.73 sq. m (Excluding Garage)

Produced by Elements Property





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