



Cirencester Road, Charlton Kings, GL53 8DY

Guide Price £750,000



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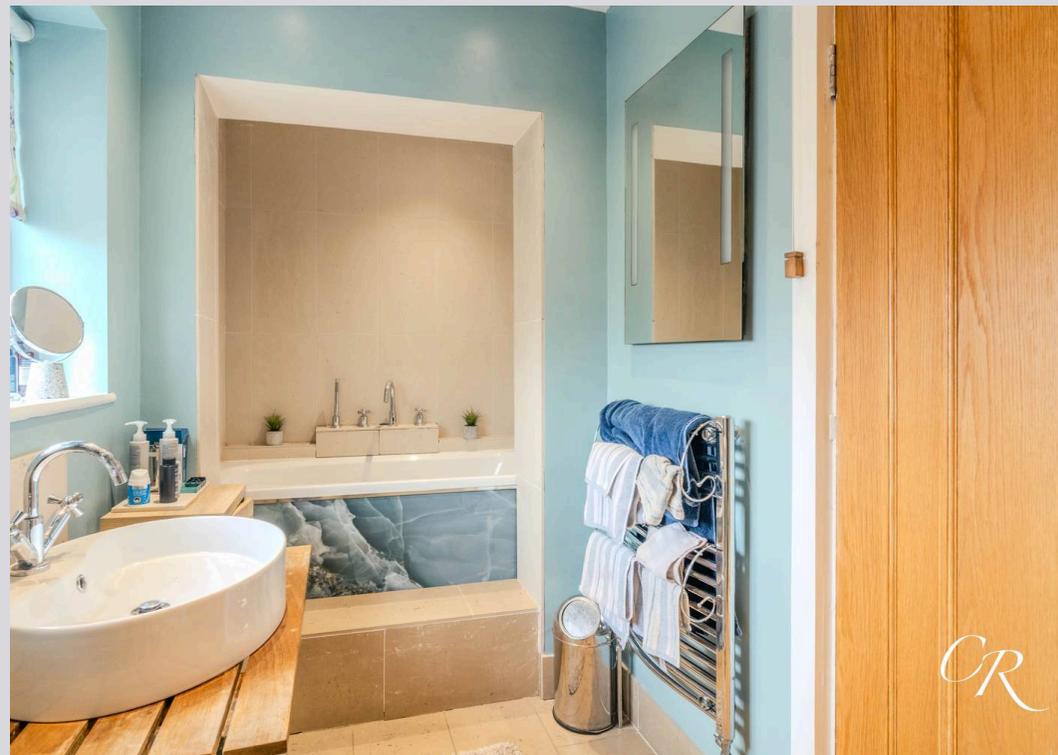
Executive 5-bed, 3-floor family home in Charlton Kings. Four reception rooms, 3 bathrooms, including En-Suite, versatile layout, office, utility, ample parking, rear garden, fantastic schooling, GL53 postcode.

Council Tax band: D

Tenure: Freehold

- Substantial Five Bedroom Semi Detached Home
- Balcarras School Catchment Area
- Fantastic Location In Charlton Kings
- Well Presented Throughout
- Low Maintenance Enclosed Rear Garden
- Parking For Multiple Vehicles





Situated in the highly sought-after area of Charlton Kings, this substantial five-bedroom, three-storey residence offers a rare combination of spacious, flexible accommodation and a prime location. Boasting a versatile layout across three floors, this family home provides ample space for modern living, including four reception rooms and three bathrooms. With the significant advantage of its desirable GL53 postcode, this is a fantastic opportunity to secure a generously proportioned home in an area renowned for its excellent schooling and community feel.

Hall: A welcoming entrance hall provides access to the main living areas and features stairs leading to the first floor.

Sitting Room: A beautifully proportioned main reception room. Featuring a large curved bay window to the front and light wooden flooring, this room is instantly inviting. The walls are finished in a neutral tone, complemented by built-in, low-level storage cupboards either side of the chimney breast.

Kitchen / Dining Room: The true heart of the home, this vast, open-plan space is perfect for entertaining and family life. The room features striking herringbone-style wood effect flooring throughout and is bathed in light from a large roof lantern and surrounding windows. The bespoke kitchen area features full-height, pale grey/white flat-panel cabinets along one wall. A statement central island in a vibrant purple/plum colour provides contrast, featuring a sink and storage drawers. The dining area benefits from bi-fold doors opening directly onto the garden.

Office / Reception Room: A versatile fourth reception room, currently configured as a home-based business/treatment room. This bright space features stylish bird-themed metallic wallpaper on one wall, large grey floor tiles, and a single access door providing independent entry/exit to the rear garden/side access.

Utility Room: A substantial and practical utility space, currently housing extensive floor-to-ceiling shelving with a stylish wood-slat feature panel.

Cloakroom: A conveniently located guest facility featuring a stylish wall-mounted basin, a concealed cistern WC, and a mix of half-height white metro tiling and bird-themed feature wallpaper.

Hall/Landing: A carpeted area providing access to the main bedrooms, featuring a white painted staircase with a panelled banister and a neutral painted feature wall.

Bedroom One: A spacious double bedroom. This room boasts a curved bay window to the front, and features neutral carpeted flooring. A striking feature wall of hidden wardrobes with vertical grey wood-slat panelling provides a contemporary focal point.

Bedroom Two: A generous second double bedroom, benefitting from an accompanying En-Suite Shower Room. This bright room features two windows to the front and side, deep blue carpeted flooring, and a contemporary light fitting.

En-Suite: Comprising a modern suite with a large walk-in shower enclosure, WC, and a stylish oval basin set on a wooden vanity unit.

Bedroom 3: A comfortable double bedroom, featuring built-in, full-height blue wardrobes.

Bathroom: The main family bathroom is beautifully appointed, featuring a built-in bath with a recessed tiled surround and a separate walk-in shower enclosure. It includes a modern oval counter-top basin set on a wooden surface and a chrome ladder radiator.

Bedroom Four: A single bedroom, featuring sloping ceilings and Velux windows, offering a bright and private retreat with eaves access.

Bedroom Five: A further single bedroom, featuring sloping ceilings and a bold blue feature wall.

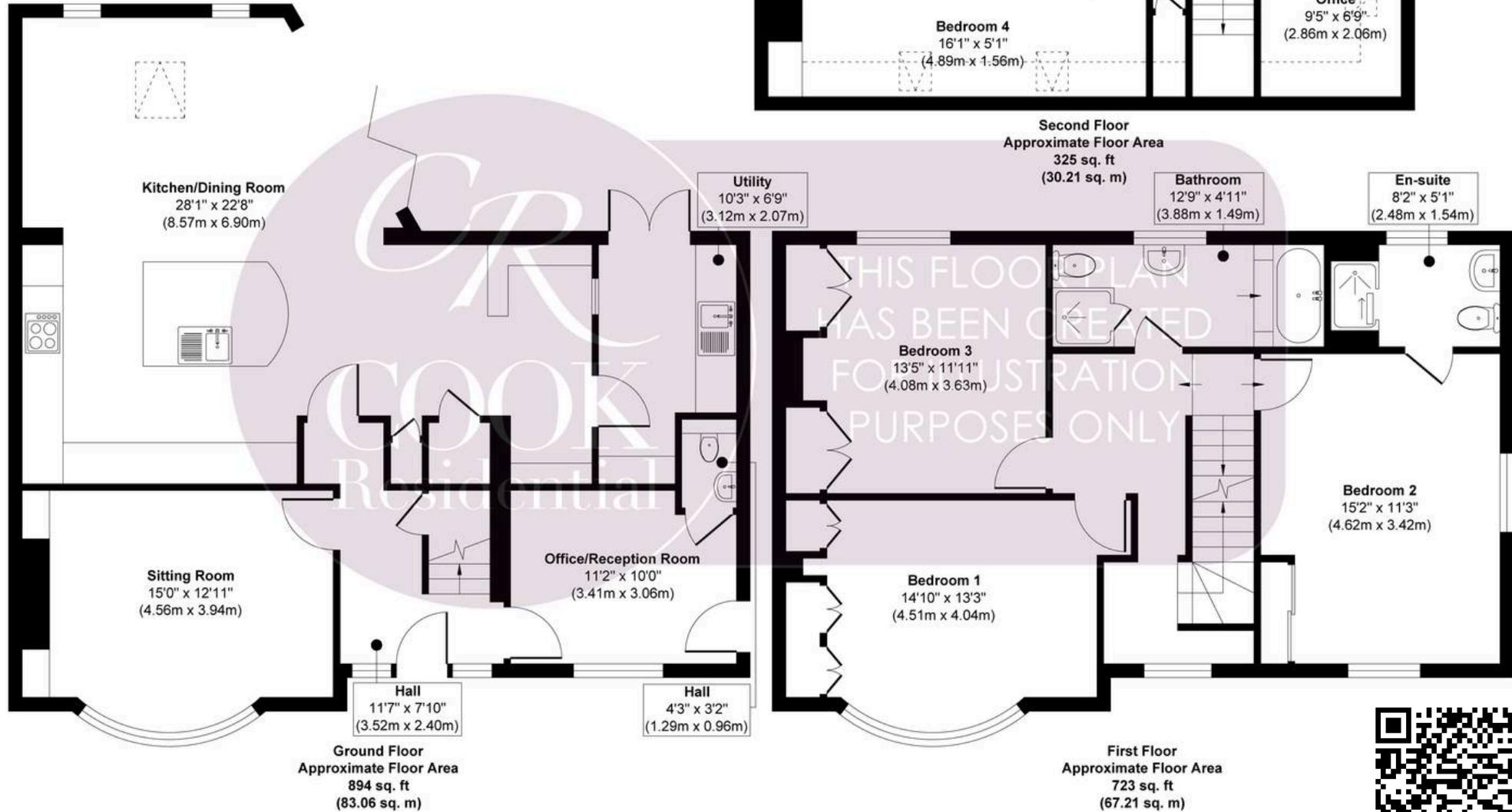
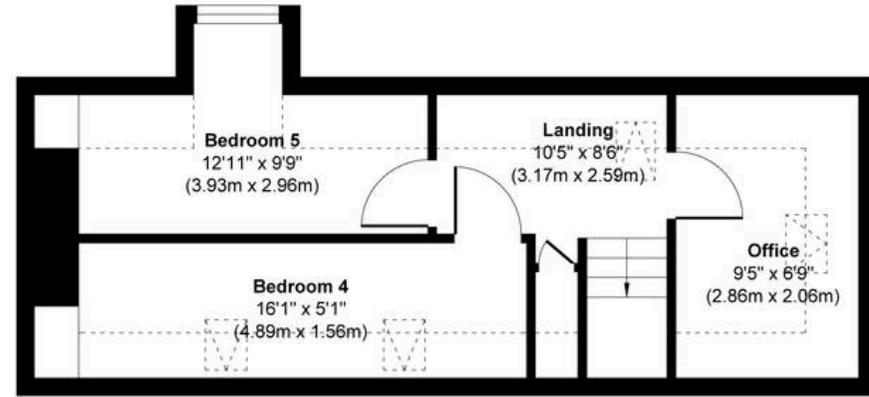
Office: A dedicated office space with sloping ceilings and a Velux window, perfect for working remotely.

Frontage & Parking: The property features an attractive frontage offering great kerb appeal, with a large gravel driveway offering ample off-road parking for multiple vehicles.

Rear Garden: The private rear garden is accessed via bi fold doors from the Kitchen/Dining Room. It features a substantial flagstone patio area, a section of artificial turf, and a raised flower bed. A large wooden shed/outbuilding provides storage.

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Viewings are strictly by appointment only. Please contact Cook Residential to arrange a viewing.



Approx. Gross Internal Floor Area 1942 sq. ft / 180.48 sq. m

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.