

CR



CR  
01242 500 259  
COOK  
Residential  
FOR SALE

Caernarvon Road, Hatherley, GL51 3JP

In Excess of £350,000





Caernarvon Road

Hatherley, GL51 3JP

Council Tax band: C

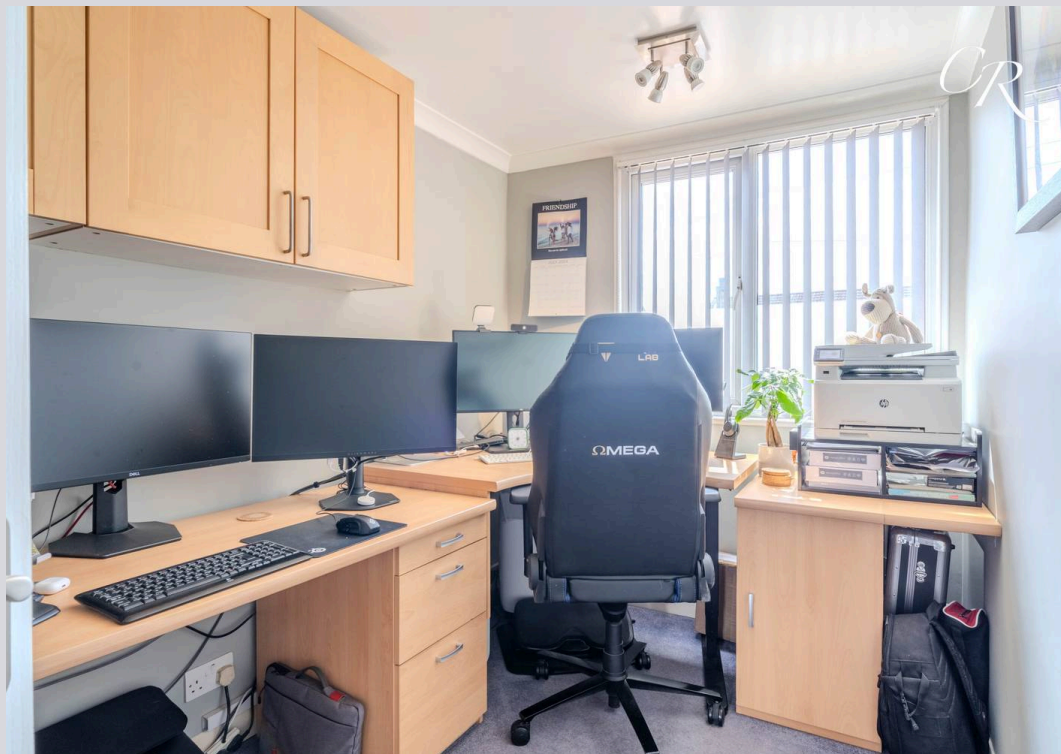
Tenure: Freehold

EPC Energy Efficiency Rating: C

- Three Bedroom Semi Detached Home
- Beautifully Presented Throughout
- Sought After Hatherley Location
- Close To Local Amenities
- Lawned Rear Garden With Patio Area
- Garage & Driveway Parking For Multiple Vehicles







Located in the ever-popular area of Hatherley in Cheltenham, this beautifully presented three-bedroom semi-detached home is ideal for those seeking a modern, practical home in a quiet residential area. This home benefits from a spacious layout, a generous rear garden, gated off-road parking, and a garage, perfect for family life or those who love to entertain.

**Entrance Hall:** A welcoming entrance hall provides access to the ground floor accommodation. Neutrally decorated and fitted with carpeted flooring the hall also offers understairs storage and a staircase rising to the first floor.

**Sitting/Dining Room:** The open-plan sitting and dining space is flooded with natural light from windows to the front and sliding patio doors to the rear. This fantastic dual-aspect room creates the perfect zone for both relaxing and entertaining, with defined sitting and dining areas that maintain a sense of flow and space.

**Kitchen:** Set just off the dining area, and accessed via the hallway, the kitchen features a smart contemporary design with a range of stylish cabinetry, integrated oven and hob as well as an integrated fridge, freezer and dishwasher, and ample space for further freestanding appliances such as a washer / dryer. Sleek countertops finish the space, with a window overlooking the driveway and a door providing external access to the rear garden.

**First Floor Landing:** The landing provides access to all bedrooms and the family bathroom, with loft access above and a side-facing window allowing light into the space.

**Bedroom One:** Positioned to the front of the property, this generous double bedroom benefits from large windows that flood the room with natural light.

**Bedroom Two:** A further good-sized double bedroom with a rear window aspect.

**Bedroom Three:** A single bedroom positioned to the front of the home, currently utilised as an office but would also make an ideal nursery, home office or dressing room.

**Bathroom:** The family bathroom has been fitted with a suite comprising a panelled bath with overhead shower, wash basin, and low-level WC. Stylish tiling and a chrome towel rail complete the space.

**Garden & Parking:** To the rear, the garden has been beautifully maintained with a generous laid-to-lawn area, a paved patio ideal for outdoor furniture, and mature borders offering privacy and colour. A gated driveway to the side of the property leads to a detached single garage, providing excellent storage or workshop space. To the front of the home, a block paved driveway offers further parking for multiple vehicles.

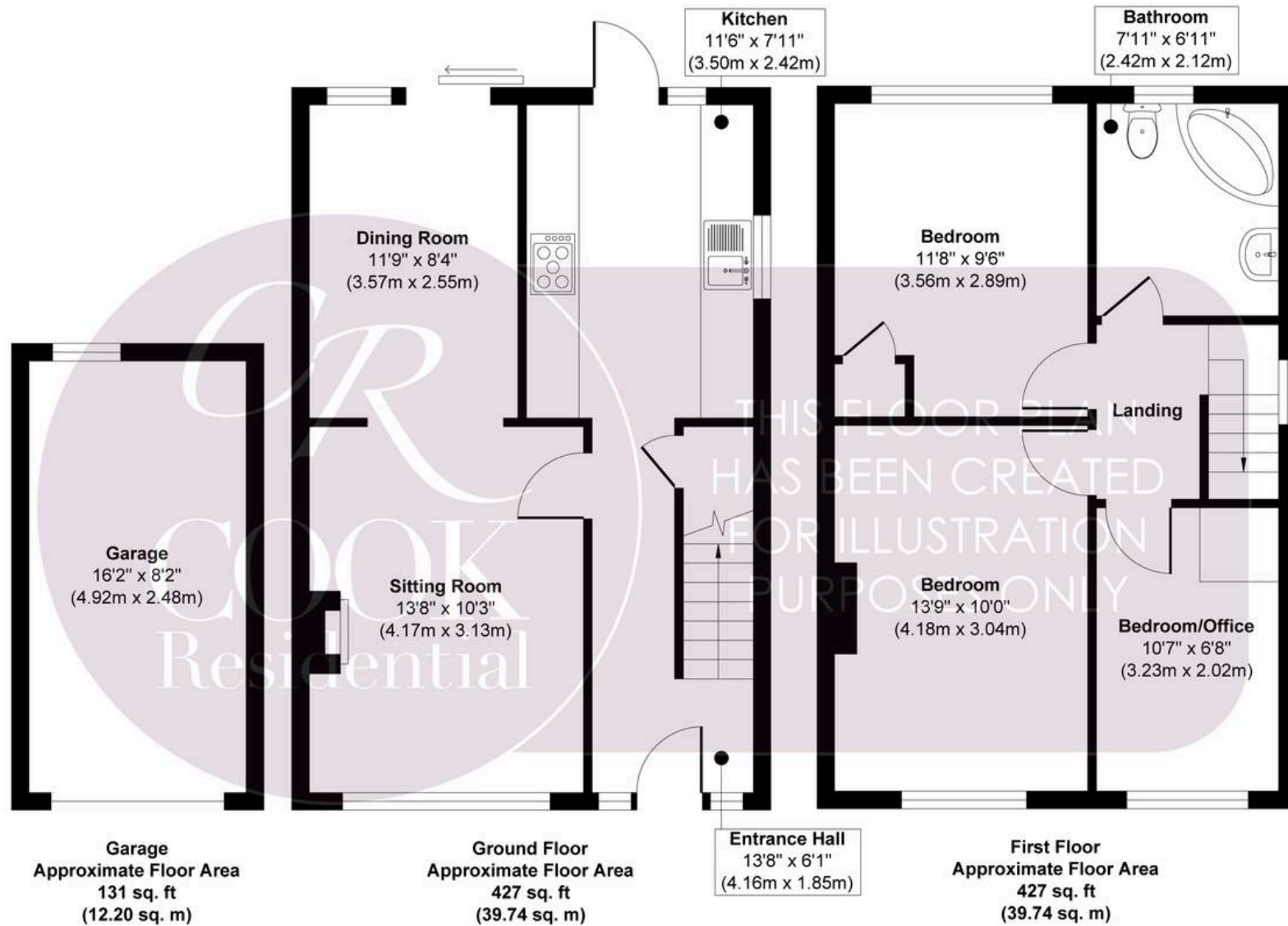
**Tenure:** Freehold

**Council Tax Band:** C

**Location:** Hatherley is a peaceful, established residential area in the west of Cheltenham, favoured by families and professionals alike. It offers convenient access to local amenities, primary and secondary schools, excellent bus routes, and commuter links to the M5 and GCHQ. With nearby green spaces and parks, it provides a great balance of suburban tranquillity and connectivity to Cheltenham's Town Centre.

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





**Approx. Gross Internal Floor Area 985 sq. ft / 91.68 sq. m (Including Garage)**

Produced by Elements Property







## Cook Residential

Cook Residential, 4 Tebbit Mews Winchcombe Street – GL52 2NF

01242 500259 • [enquiries@cookresidential.co.uk](mailto:enquiries@cookresidential.co.uk) • [cookresidential.co.uk](http://cookresidential.co.uk)

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.