



Northbank Close, The Reddings, GL51 6UA

In Excess of £400,000



Northbank Close

The Reddings, GL51 6UA

Well-presented three-bed semi in The Reddings. Features driveway with EV charging, modern kitchen, spacious living, private garden, and good access to local amenities, schools, and transport links.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Three Bedroom Semi Detached Home
- Situated In The Popular Redding's District of Cheltenham
- Well Presented Throughout
- Close To Local Amenities
- Enclosed Rear Garden With Terraced Patio Area
- Private Driveway With EV Charging Point





This well-presented three-bedroom semi-detached home is set within a quiet residential close in the popular Reddings area. The property benefits from a smart, paved frontage providing private off-road parking with an electric vehicle charging point and offers well-balanced accommodation arranged over two floors, making it ideally suited to modern family living.

Entrance Hall: The property is entered via a welcoming entrance hall with useful built-in storage, staircase rising to the first floor and access to the principal ground-floor living spaces. The hallway provides practical everyday storage while maintaining a clean and well-presented first impression.

Sitting Room: A generously proportioned and welcoming sitting room, finished in a neutral colour palette and enjoying excellent natural light from both the front window and rear patio doors. The space comfortably accommodates a large corner sofa and additional furniture, making it ideal for everyday living and entertaining. A feature fireplace creates a focal point, while wood-effect flooring enhances the sense of space and continuity. Sliding doors provide direct access to the rear garden.

Kitchen / Dining Area: The kitchen and dining area is a real focal point of the home, offering a sociable and well-designed space ideal for modern family living. The kitchen is fitted with a range of contemporary units complemented by solid wood worktop surfaces and a tiled splashback. The kitchen includes an induction hob and oven with extractor over with additional space for further appliances. A central peninsula provides useful preparation space and subtly defines the kitchen from the dining area. The dining space comfortably accommodates a family-sized table, with windows to both the front and rear allowing natural light to flow throughout.

First Floor Landing: The first-floor landing is bright and well presented, with doors leading to all bedrooms and the family bathroom. Natural light is provided via front and rear windows, and the space is finished with neutral décor and fitted carpet.

Bedroom One: A well-proportioned double bedroom positioned to the front of the property, finished in a calm, contemporary colour palette. The room comfortably accommodates a double bed along with freestanding bedroom furniture, while a large window provides plenty of natural light. Neutral carpeting and a stylish feature wall create an inviting and restful principal bedroom.

Bedroom Two: A bright and well-proportioned bedroom, currently arranged as a child's room, offering excellent versatility for use as a guest bedroom, nursery or home office. The room accommodates a bed and additional furniture, with a window providing good natural light and a pleasant outlook.

Bedroom Three: A comfortable and well-presented third bedroom, currently arranged as a child's room, offering flexibility for use as a nursery, home office or occasional guest room. The room benefits from a window providing natural light and space for a range of bedroom or study furniture.

Family Bathroom: The family bathroom is fitted with a modern white suite comprising a panelled bath with glazed shower screen and shower over, wash hand basin set within a vanity unit, and WC. The room is finished with neutral tiling and flooring, complemented by a frosted window allowing for natural light while maintaining privacy.

Parking: To the front, the property benefits from a neatly paved private driveway providing off-road parking and incorporating an electric vehicle charging point.

Rear Garden: The rear garden has been thoughtfully arranged to offer a good balance of lawn and paved seating areas, making it ideal for both family use and outdoor entertaining. A raised patio provides an excellent space for outdoor dining and relaxation, with steps leading down to a lawned area enclosed by modern fencing, offering a good degree of privacy and a pleasant outlook.

Tenure: Freehold

Council Tax Band: C

Location: Northbank Close is situated within The Reddings, a popular residential area offering convenient access to Cheltenham, Gloucester and the wider road network. The area is well served by local amenities, schools and green spaces, making it an attractive setting for families and professionals alike.

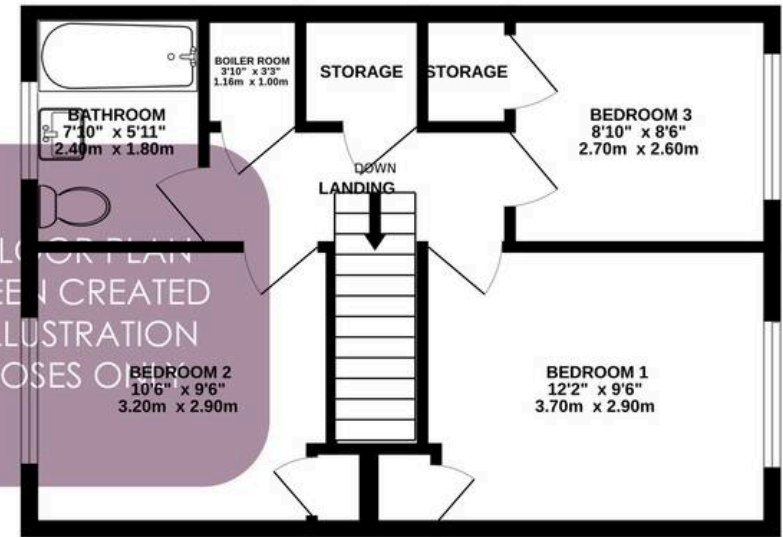
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GROUND FLOOR
454 sq.ft. (42.2 sq.m.) approx.



1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 889 sq.ft. (82.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Cook Residential

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

01242 500259 • enquiries@cookresidential.co.uk • cookresidential.co.uk

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