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Carmarthen Road, Hatherley, GL51 3JZ

Guide Price £550,000



## Carmarthen Road

Hatherley, GL51 3JZ

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Beautifully Presented Four Bedroom Semi-Detached Family Home
- Open-Plan Kitchen/Dining Room With Breakfast Bar
- Impressive Conservatory Overlooking The Garden
- Ensuite To Master Bedroom
- Generous Corner Plot With Side Patio & Rear Garden
- Driveway Parking For Two Vehicles & Detached Garage Ideal For Storage





An extended and beautifully presented four-bedroom semi-detached home, occupying a generous corner plot in a highly regarded Hatherley location. Offering spacious and versatile accommodation throughout, this property has been thoughtfully configured for modern family living, with an impressive open-plan kitchen/dining space, a superb sitting room and a stunning conservatory overlooking the garden. Further benefits include driveway parking for two vehicles, and a detached garage.

**Entrance Hall:** A welcoming entrance space providing access to the principal ground floor rooms, with staircase rising to the first floor.

**Sitting Room:** A particularly generous reception room positioned to the front of the property, filled with natural light from a large window. The space comfortably accommodates multiple seating arrangements, creating a sociable yet relaxing environment ideal for both everyday living and entertaining.

**Kitchen/Dining Room:** The heart of the home, this beautifully appointed and well-designed space features a sleek range of contemporary units, extensive worktop space and integrated appliances. A central breakfast bar provides additional preparation space and informal seating, creating a natural focal point for everyday living. The layout flows seamlessly into the dining area and onwards into the conservatory, making it ideal for both family life and entertaining. Double doors from the dining area open out to a patio area to the side of the property, providing an additional outdoor seating space and enhancing the indoor-outdoor flow. A particularly useful addition is the walk-in understairs storage cupboard, offering excellent practical storage.

**Conservatory:** A standout feature, this impressive glass-roofed conservatory is flooded with natural light and provides a wonderful additional reception space. Currently arranged as both dining and seating areas, it enjoys direct access to the rear garden and creates a seamless indoor-outdoor feel.

**Landing:** A bright and airy space providing access to all first-floor rooms.

**Bedroom One:** A spacious double bedroom overlooking the front aspect, benefitting from extensive fitted wardrobes providing excellent storage.

**Ensuite:** A well-appointed ensuite comprising a walk-in shower, low level WC and wash hand basin, finished with tiled walls and a heated towel rail.

**Bedroom Two:** A well-proportioned double bedroom with a pleasant outlook and ample space for freestanding furniture.

**Bedroom Three:** A further comfortable bedroom, ideal for use as a guest room or additional double bedroom.

**Bedroom Four / Study:** A versatile room currently arranged as a home office, perfect for those working from home or easily adaptable as a bedroom.

**Family Bathroom:** A stylishly presented bathroom featuring a bath with shower over, low level WC and wash hand basin, complemented by contemporary tiling.

**Outside:** The property enjoys a generous and beautifully maintained corner plot. The rear garden offers a wonderful mix of lawn, patio and seating areas, ideal for outdoor dining and entertaining, all framed by mature planting providing a good degree of privacy. In addition to the main garden, there is a patio area to the side of the property accessed directly from the kitchen/dining room. The conservatory opens directly onto the garden, enhancing the indoor-outdoor flow.

**Parking:** To the front, there is driveway parking for two vehicles, along with double gates providing access to an original detached garage, ideal for storage.

**Additional Information:**

**Tenure:** Freehold

**Council Tax Band:** D

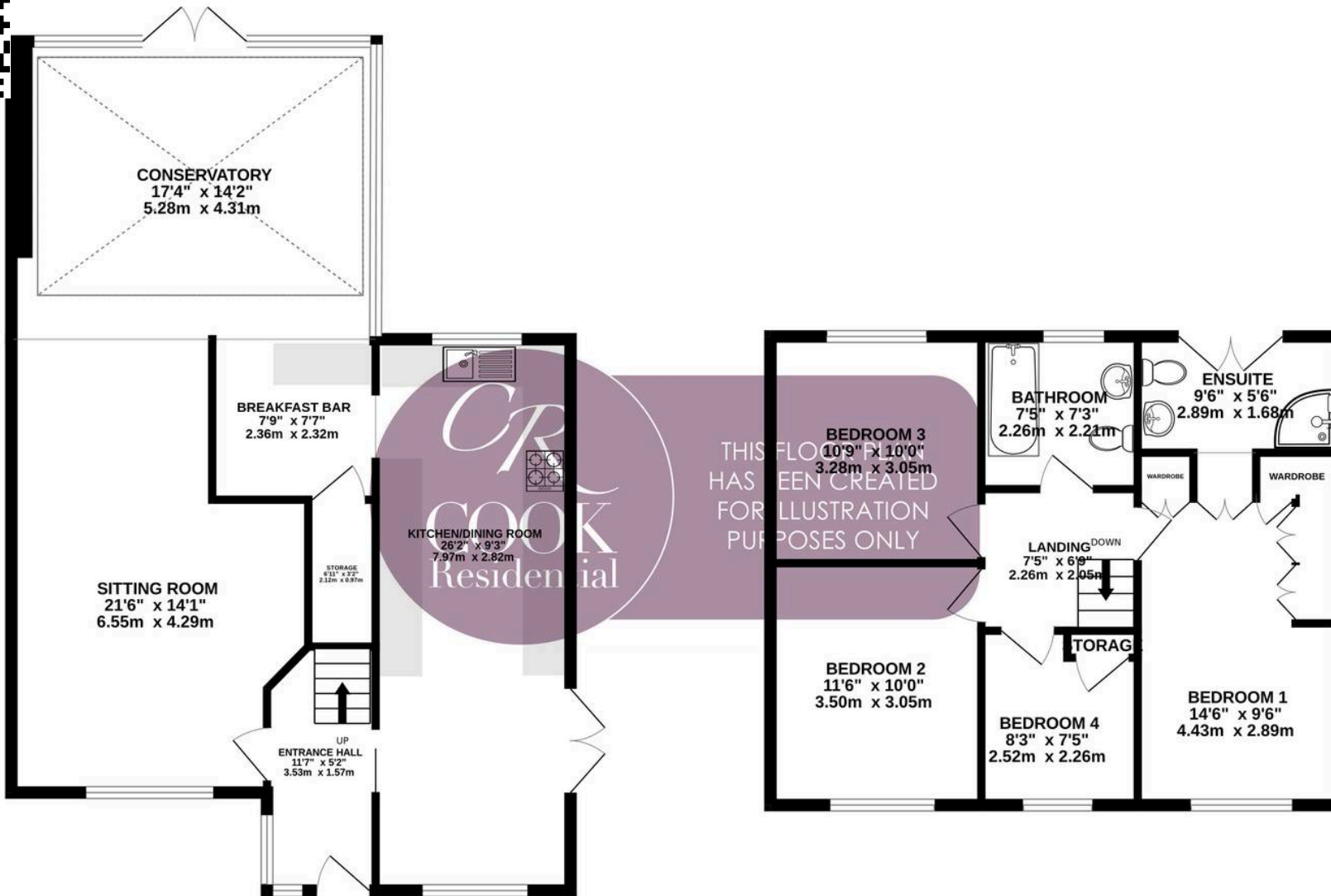
**Location:** Situated in the popular residential area of Hatherley, the property benefits from excellent local amenities including shops, supermarkets and well-regarded primary and secondary schools. There is easy access to Cheltenham town centre, as well as convenient transport links to the M5 and surrounding areas.

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GROUND FLOOR  
873 sq.ft. (81.1 sq.m.) approx.

1ST FLOOR  
598 sq.ft. (55.5 sq.m.) approx.



TOTAL FLOOR AREA : 1471 sq.ft. (136.7 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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