



Brookway Drive, Charlton Kings, GL53 8AJ

Guide Price £600,000





## Brookway Drive

Charlton Kings, GL53 8AJ

This beautifully presented and thoughtfully improved three-bedroom semi-detached home offers spacious and versatile accommodation arranged over three floors.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Beautifully Presented Three Bedroom Semi-Detached Home
- Open-Plan Sitting Room And Family Room
- Converted Loft Space
- Landscaped Rear Garden With Patio And Lawn
- Driveway Parking For Up To Three Vehicles
- Planning Permission Previously In Place For Further Extension





This beautifully presented and thoughtfully improved three-bedroom semi-detached home offers spacious and versatile accommodation arranged over three floors. Stylishly decorated throughout, the property combines bright contemporary interiors with practical family living, featuring a welcoming porch, open-plan reception space, a superb kitchen/dining room, useful utility room, office, converted loft and a generous rear garden. The property also benefits from off-road parking for up to three vehicles.

**Porch:** A useful enclosed porch provides a practical entrance to the home, ideal for coats, shoes and day-to-day convenience before entering the main accommodation.

**Entrance Hall:** The entrance hall provides access to the principal ground floor rooms and stairs rising to the first floor, creating a welcoming first impression with its light and neutral presentation.

**Sitting Room:** Positioned to the front of the property, the sitting room is a bright and comfortable space centred around a bay window fitted with plantation shutters. This room offers an inviting setting for quieter relaxation and flows openly through to the family room.

**Family Room:** Open plan to the sitting room, the family room is a generous and versatile reception area. The two spaces have cleverly defined through furniture arrangement and styling, giving each area its own identity while maintaining an excellent sense of openness. This room provides plenty of space for everyday family living and entertaining.

**Kitchen/Dining Room:** Located to the rear, this impressive open-plan kitchen/dining room forms a real hub of the home. The kitchen is fitted with a range of modern wall and base units, complemented by ample worktop space and a bright, contemporary finish. The dining area comfortably accommodates a family table and enjoys direct access out to the rear patio, making it ideal for both everyday meals and entertaining.

**Utility Room:** Positioned just off the kitchen, the utility room provides further storage and appliance space, helping to keep the main kitchen area clutter-free. This room also gives access through to the ground floor WC.

**Cloakroom:** A convenient addition fitted with a WC and wash hand basin.

**First Floor Landing:** The first floor landing provides access to Bedroom one, Bedroom two, the office and the family bathroom, as well as the staircase rising to the converted loft on the second floor.

**Bedroom One:** Positioned at the front of the property, Bedroom one is a well-proportioned double room featuring a bay window that draws in plenty of natural light. This is a bright and comfortable bedroom with ample space for freestanding furniture.

**Bedroom Two:** Located to the rear, Bedroom two is another good-sized bedroom overlooking the garden. It offers a pleasant outlook and flexible accommodation for family members or guests.

**Office:** Also on the first floor, the office provides a highly useful additional space, ideal for home working, study or hobbies.

**Bathroom:** The family bathroom is stylishly appointed with a bath and shower over, vanity unit with wash hand basin, and WC. Finished with contemporary tiling and modern fittings, it offers a clean and polished feel.

**Second Floor Landing:** The converted loft level provides access to Bedroom three and the shower room.

**Bedroom Three:** Occupying the top floor, Bedroom three is an impressive room created from the converted loft. Generous in size and filled with natural light, it offers a peaceful and private retreat, with the added benefit of access to its own shower room.

**Shower Room:** Serving the second floor, the shower room is fitted with a shower cubicle, wash hand basin and WC, finished in a smart modern style.

**Garden:** To the rear, the garden has been thoughtfully landscaped to provide a superb balance of patio seating and lawn. A generous paved terrace extends directly from the kitchen/dining room, creating an excellent space for outdoor dining and entertaining, while steps lead down to the lawn bordered by mature shrubs, trees and planting. Further benefits include a garden shed providing useful external storage, and an electric point.

**Parking:** To the front, the property benefits from a driveway providing off-road parking for up to three vehicles.

#### **Additional Details:**

**Tenure:** Freehold

**Council Tax Band:** D

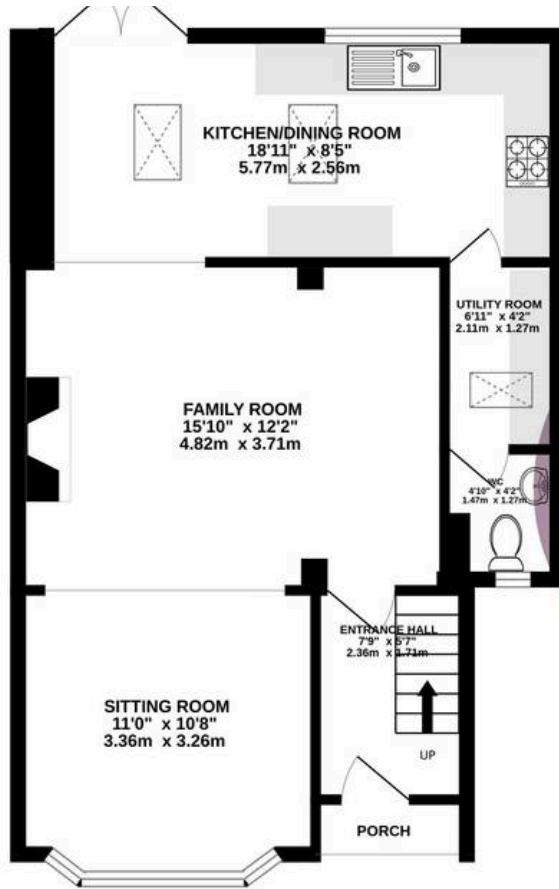
The vendors have advised that planning permission was previously in place for a further extension.

**Location:** Situated in a popular residential area, the property is well placed for access to local amenities, schools and transport links. Cheltenham town centre is within easy reach, offering a wide range of shops, restaurants, cafes and leisure facilities, making this an excellent location for both families and professionals.

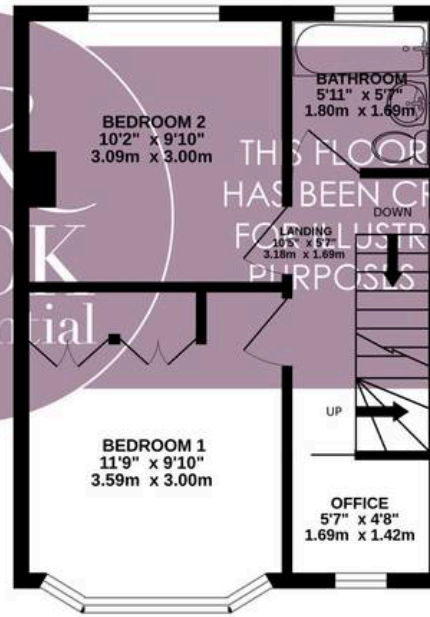
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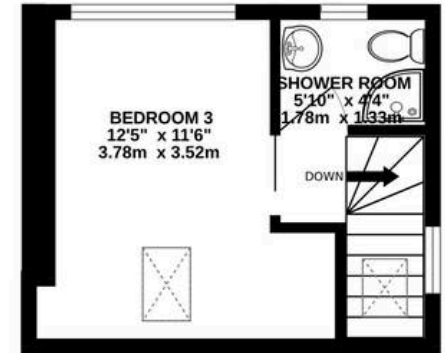
GROUND FLOOR  
18 sq.ft. (51.8 sq.m.) approx.



1ST FLOOR  
328 sq.ft. (30.4 sq.m.) approx.



2ND FLOOR  
178 sq.ft. (16.6 sq.m.) approx.



TOTAL FLOOR AREA : 1063 sq.ft. (98.8 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](mailto:enquiries@cookresidential.co.uk) • [cookresidential.co.uk](http://cookresidential.co.uk)

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