

# HUNTERS®

HERE TO GET *you* THERE



## North Road East

The Reddings, Cheltenham, GL51 6RE

Offers Over £720,000



Council Tax: D



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Hunters Estate Agents are delighted to offer for sale, this traditional Edwardian fully extended family home providing four double bedrooms, four reception rooms, two bathrooms and a utility room. Set in the heart of the semi-rural and ever-popular Reddings residential area, the property offers a spacious layout that is easily adaptable to meet the demands on any growing family.

This fine property is a credit to its current owners being presented for sale in immaculate decorative condition with circa 1800sqft of living space set over two floors with accommodation including the following:

**Ground Floor:** The recessed entrance porch leads to the entrance hall. The front reception room offers a deep bay window and a traditional fireplace (unused). To the rear there is a large sitting/day room, from here there is access to a generous third reception room known as the family room. The sitting room also allows access to the fitted kitchen which also boasts of its own breakfast room. To the far rear of the protrusion is a ground floor cloakroom with wc, and a separate utility room.

**First floor:** The stairs in the sitting room lead to the landing with doors off to all principal rooms. All bedrooms are doubles with bedrooms two and three facing the front elevation. The family bathroom is centrally located and bedrooms one and four face the rear, with bedroom one benefitting from its own large en-suite bathroom.

**Outside:** The property is set well back from the road behind its own lawned fore garden with a driveway capable of supporting several vehicles leading to the garage. There is a generous side access path leading to a stunning rear garden which enjoys a high degree of privacy with a patio area, mature trees inset and boundaries of mature hedging.

**Summary:** This exceptional house has remained in the ownership of one family for many years and it's easy to see why, it's a perfect home. Make an appointment to view and see if you agree. Highly recommended



- Four Double Bedroom Edwardian Family House
- Two Full Bathrooms
- Separate Utility Room
- No Onward Chain
- Council Tax Band D | Energy Rating (EPC) D
- Four Reception Rooms
- Ground Floor WC
- Garage and Off Road Parking
- Beautiful and Private Rear Gardens
- Tenure - Freehold

#### Sitting Room

14'11" x 14'10" (4.56 x 4.53)

#### Family Room

12'6" x 14'7" (3.82 x 4.47)

#### Dining Room

11'2" x 13'7" (3.42 x 4.15)

#### Kitchen

9'0" x 11'8" (2.75 x 3.57)

#### Breakfast Room

8'10" x 9'7" (2.71 x 2.94)

#### WC

3'3" x 4'9" (1.01 x 1.46)

#### Utility Room

8'11" x 5'0" (2.72 x 1.53)

#### Bathroom

8'10" x 6'9" (2.70 x 2.08)

#### Bedroom One

14'11" x 11'10" (4.57 x 3.61)

#### En-Suite

8'11" x 11'8" (2.74 x 3.57)

#### Bedroom Two

15'0" x 11'1" (4.59 x 3.39)

#### Bedroom Three

12'6" x 10'7" (3.82 x 3.24)

#### Bedroom Four

12'6" x 7'6" (3.82 x 2.30)

#### Garage

12'8" x 13'4" (3.87 x 4.08)



Road Map



Hybrid Map



Terrain Map



Floor Plan

Floor 0

Floor 1

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**Approximate total area<sup>99</sup>**  
165.8 m<sup>2</sup>  
1784 ft<sup>2</sup>

**Reduced headroom**  
1.4 m<sup>2</sup>  
15 ft<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom:  
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**

Viewing

Please contact our Hunters Cheltenham Office on 01242 528500 if you wish to arrange a viewing appointment for this property or require further information.

Material Information



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.