

C1, CARLTON GATE, CARLTON STREET,
CHELTENHAM, GLOUCESTERSHIRE, GL52 9PX

 Charles Lear



C1, CARLTON GATE

Set behind electric gates is this unique and attractive detached dwelling, which has been created by Edgefern Homes, and offers exceptional living on the ground floor together with a beautifully proportioned bedroom suite on the first floor. Outside is a private courtyard garden and permit parking.

DESCRIPTION

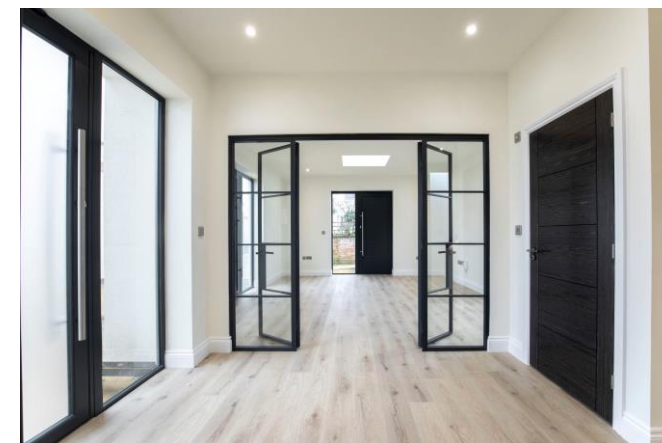
Carlton Gate has been designed to offer town living in homes full of light. Carefully positioned hall windows, roof lights and crittall-style floor to ceiling glazed internal separations allow lots of natural light to enter throughout the home.

The kitchen is the heart of any home, individually designed from a unique range exclusively for Edgefern Homes. The superb fully fitted kitchen specification includes high quality Matte Dove Grey cupboards with Minerva Travertine Haze worktops and integrated Hotpoint appliances.

Each home features statement staircases, underfloor heating throughout, coupled with solar energy input, and the use of traditional building materials, including a high quality four coat render system completed in a 100% silicone finish. These homes make for a wonderfully efficient environment in which to live with lower running costs.

Externally, the homes are sleek and modern, some behind secure gates, subtle exterior lighting and carefully landscaped communal areas give an insight into the standard of finish and design as you enter the front door. This particular home has disabled access together with a landscaped south and west facing garden wrapping around much of the property.

Provision has been made for fibre internet, whilst zoned heating and lighting complete the perfect living space, in an inner town location.





SITUATION

This stunning development is located less than half a mile from the town's vibrant shopping centre which is easily accessible on foot, as are two lovely parks and the Hospital. Cheltenham is a Regency Spa town on the edge of the Cotswolds deemed an area of outstanding natural beauty. The town hosts several festivals of culture including literature, jazz & food as well as many sporting events including the Gold Cup which is the main event at Prestbury Park held every March. The location is also ideal for access to the A40 to London and also the M5 motorway network at J11a.

GENERAL INFORMATION

Mains water, electricity, gas and drainage are connected to the property.

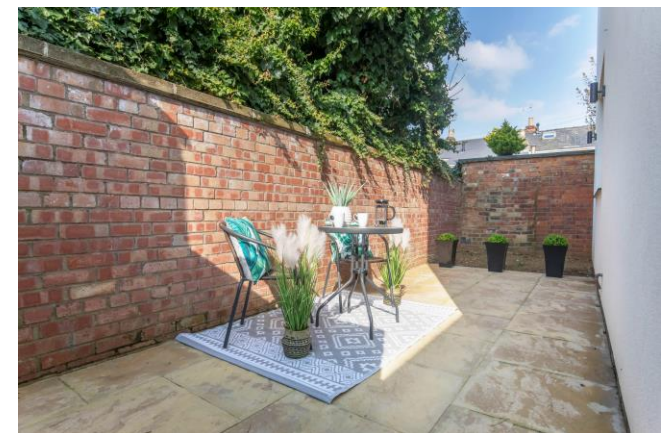
Tewkesbury Borough Council: 01684 295010.

Council Tax Band: TBC.

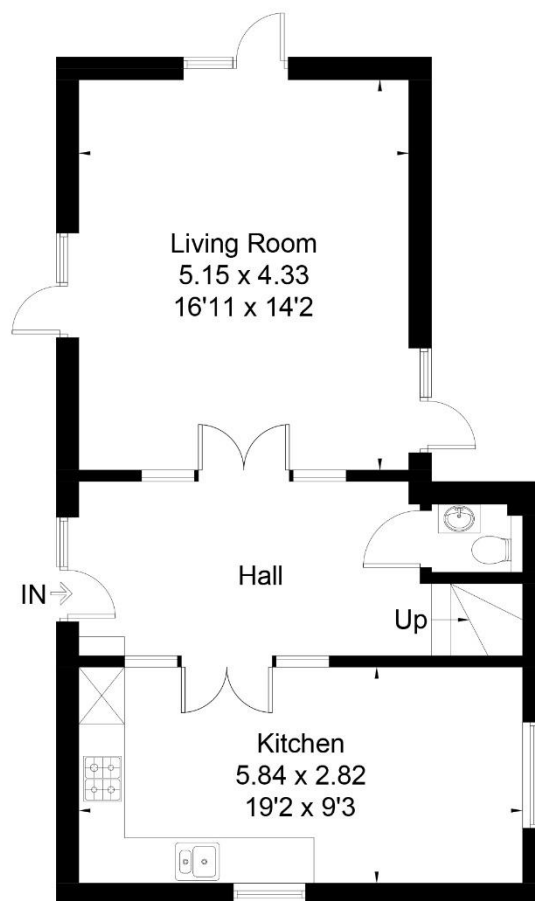
10-year new home guarantee provided.

VIEWINGS

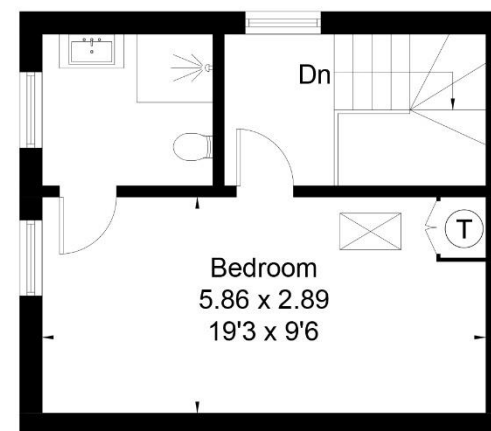
Strictly by prior appointment through Charles Lear & Co. on 01242 222722.



Approximate Floor Area = 83.7 sq m / 901 sq ft



Ground Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #66828