Carlton Gate, Carlton Street, Cheltenham, GL52
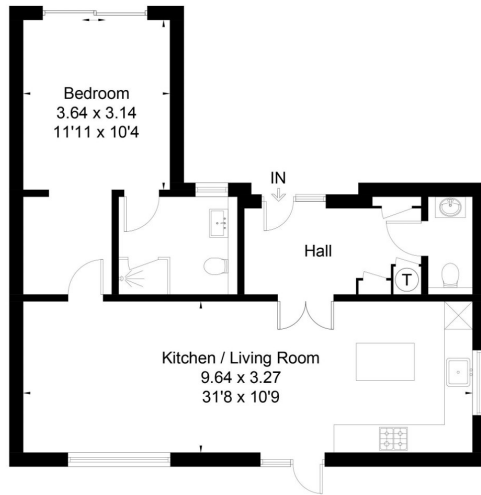
£450,000

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Carlton Gate by Edgefern Homes; This property is part of a stunning collection of newly constructed houses and offers single story living, complete with wheelchair access. It is designed to an exceptional standard and is set behind electric gates. The hallway features Woodpecker Stratex flooring which is laid across the whole ground floor with the beautiful kitchen/dining/living area featuring Crittal style internal glass doors and panels, Travertine worktops and integrated appliances. There is precise lighting positioned in the open plan living, combined with floor to ceiling windows and roof lights that are bursting with natural daylight. Accessed off the living space, you enter a dressing area into the spacious bedroom with fitted wardrobes and en suite. A beautiful benefit to these houses is their high energy efficiency with underfloor heating through all rooms, solar panels, and a Worcester Bosch boiler heating system.

A true heart of the home is having access to a well-designed and spacious west facing courtyard garden.

Carlton Street is in the desirable location of Cheltenham, close to the vibrant shops, dining, and entertainment that the Brewery Quarter has to offer. A short 10-minute walk from Cheltenham High Street with excellent access to Sandford Park, Sandford Lido, Cheltenham Hospital, and amenities near Montpellier. There is also superb access to schools to include Cheltenham College, Cheltenham Ladies' and Dean Close. You have easy access to the A40 and A435 with Cheltenham Spa station just under 2 miles away. The area regularly hosts festivals throughout the year with the Literature, Jazz, Science, and Music Festivals being held in Montpellier Gardens.

Approximate Floor Area = 65.0 sq m / 700 sq ft

Bedroom
3.64 x 3.14
11'11 x 10'4

IN

Hall

Kitchen / Living Room
9.64 x 3.27
31'8 x 10'9

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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

- Brand New

- Energy Efficient

- Separate Cloakroom

- En-suite to Bedroom

- Wheel Chair Accessible

- Detached Single Storey House

- Gated Development

- Open Plan Kitchen/Dining/Living Area

- Courtyard Garden

- On Road Parking

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