

CR COOK Residential

01242 500 259
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- LINK DETACHED BUNGALOW
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- CONSERVATORY
- ATTRACTIVE ENCLOSED REAR GARDEN
- GARAGE AND DRIVEWAY

Guide Price £525,000

Larch Close
Charlton Kings
GL53 8PE

Larch Close, Charlton Kings

A detached bungalow situated in a quiet Charlton Kings cul-de-sac. Accommodation comprises three bedrooms, two bathrooms, two reception rooms, a kitchen, a conservatory, and a single garage.

The front door of the property opens into a porch with a built-in storage cupboard and a further door that leads into the generously proportioned sitting room with views over the front garden. There is carpet underfoot and a wooden feature fireplace with an inset electric coal effect fire.

Double doors from the sitting room lead to the dining room, which looks out to the front garden. There is neutral carpet underfoot and ample space for a good-sized dining table and chairs.

The kitchen is to the rear of the property and looks into the conservatory. There is wood effect flooring with a range of fitted wall and base units with wood effect worktops, tiled splashbacks and an inset stainless-steel sink and drainer with a mixer tap. Integrated appliances include an electric hob, oven below and extractor hood. Additional space is available for a freestanding washing machine and a tall fridge freezer.

The conservatory is accessed via a door to the rear of the kitchen and offers wood effect flooring and triple aspects allowing views over the attractive rear garden. Double French doors lead out to the patio area.

An inner hallway leads to three generous bedrooms, two bathrooms and airing cupboard, with hot water cylinder.

All the bedrooms have carpet underfoot. Bedroom one has dual aspects over the rear garden and benefits from two built-in double wardrobes with sliding doors. Bedroom two looks out to the front of the property and has a built-in double wardrobe with sliding doors, and bedroom three looks out to the side of the property.

Both bathrooms are carpeted and have white suites comprising a bath, low-level WCs and basins. One bathroom further benefits from a walk-in shower unit.



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Outside, the rear garden wraps around two sides of the property and is predominantly laid to lawn with mature shrub and tree borders. A patio area is perfect for enjoying alfresco dining, and a gate to the side of the property leads to the front garden and driveway.

The front garden is laid to lawn with mature shrubs. The brick-paved driveway offers parking for two vehicles and leads to a single attached garage with an electric roller door, power, light and a pedestrian door. Further benefits to the property include gas central heating and double glazing.

Tenure-Freehold
Council Tax-D

Situated just off London Road, the village of Charlton Kings is also only half a mile away, providing a range of shops, cafes, and local restaurants. Charlton Kings village is located towards the east of Cheltenham, the centre for the Cotswolds and is noted for its fantastic range of schools, including the renowned Balcarras Academy and St Edward's Senior School, as well as an excellent variety of accommodation and amenities. There are great recreational activities in and around Charlton Kings, including the popular Lilley Brook Golf Club and nearby country walks.

All property details, including its position on Freehold, must be confirmed between vendor and purchaser solicitors.

Passionate About Property...



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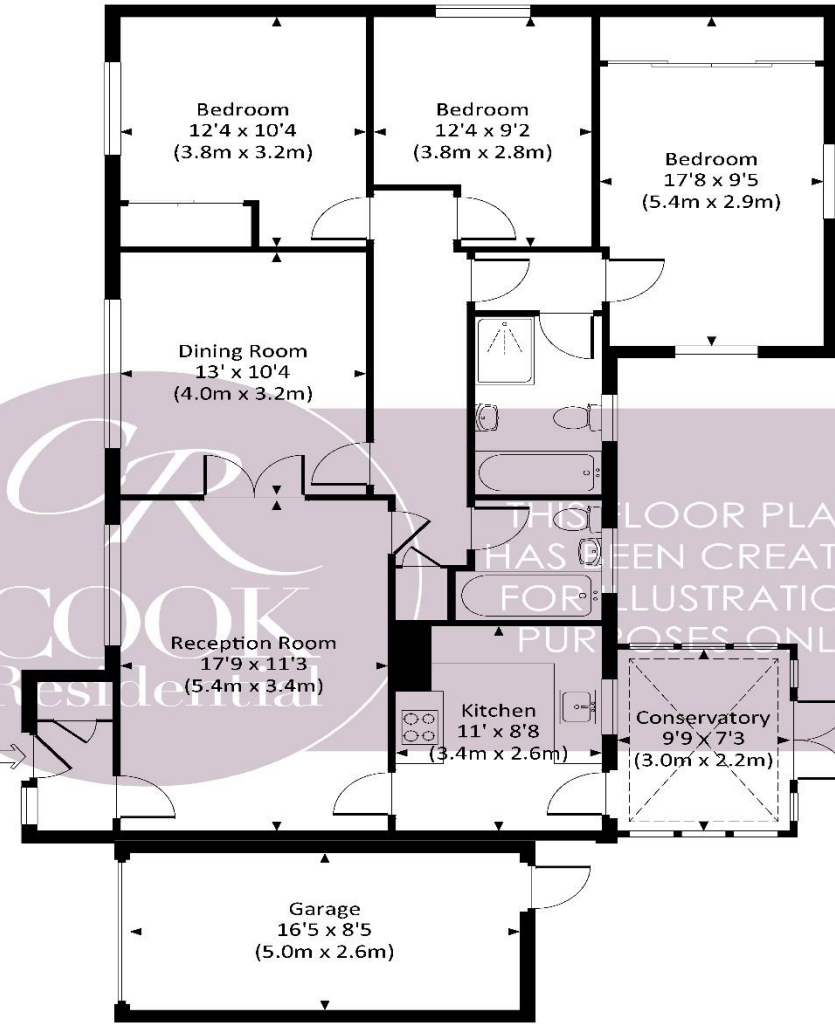


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
England, Scotland & Wales			

LARCH CLOSE

Approx. gross internal area 1156 Sq Ft. / 107.4 Sq M.

Approx. gross internal area 1294 Sq Ft. / 120.2 Sq M. Inc. Garage



GROUND FLOOR

All measurements are approximate and for guidance and illustrative purposes only.
Floor Plan not to scale and completed by a RICS surveyor.