

# CR COOK Residential

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- EXTENDED SEMI-DETACHED FAMILY HOME
- VERSITILE ACCOMMODATION
- FOUR BEDROOMS ONE WITH AN ENSUITE
- OPEN PLAN KITCHEN-DINING ROOM
- TWO RECEPTION ROOMS AND AN OFFICE
- ENCLOSED REAR GARDEN AND DRIVEWAY

Guide Price £565,000

**Okus Road  
Charlton Kings  
GL53 8DU**

# Okus Road, Charlton Kings

An extended, semi-detached family home situated on a no-through road in Charlton Kings. The well-presented, versatile accommodation comprises four bedrooms, an ensuite, a family bathroom, two reception rooms, a kitchen dining room, and an office.

The property enters a spacious hallway with engineered oak flooring that flows into the kitchen dining room. There are stairs leading to the first floor with a cupboard below and doors leading to the living room and kitchen dining room.

To the front of the property is a bay windowed living room with neutral carpeting underfoot, a wooden feature fireplace with a tiled hearth and period-style coving. Double wooden doors lead into a sunroom with views out to the rear garden through large sliding conservatory doors.

A kitchen-dining room offers views of the rear garden, and the dining area has double French doors leading out to the patio. The kitchen area has 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 a gas hob, extractor hood, and an oven, with additional space for free-standing appliances such as a tall fridge-freezer, dishwasher, and washing machine.

A bedroom accessed from the kitchen dining area offers a door out to the front of the property. There is wood effect flooring and an ensuite with a white suite comprising a shower enclosure, a low-level WC, and a wash hand basin.

Upstairs, the landing area has striped carpet that flows into the office and a hatch leading to the loft space above.

The bay windowed bedrooms one and two have neutral carpeting and benefit from a built-in double wardrobe. Bedroom three has dual aspects to the front and rear of the property, and there is wood effect flooring underfoot.

An office to the front of the property has a further door, giving access to bedroom three.

The family bathroom completes the internal accommodation and has wood effect flooring, part tiled walls, and a white suite comprising a bath with a handheld shower attachment, a low-level WC, and a basin.



*Passionate About Property...*

Outside, the enclosed rear garden is laid predominately to lawn with shrub borders and a patio area outside the back of the property perfect for outdoor dining and entertaining. There is also a wooden shed, water tap and outdoor lighting. To the front is a large, gravelled driveway offering parking for multiple vehicles.

Further benefits to the property are gas central heating and double glazing.

Tenure-Freehold  
Council Tax-D

Charlton Kings is ideally located towards the east of Cheltenham noted for its fantastic range of primary and secondary schools, including the renowned Balcarras Academy and Charlton Kings infant and junior schools.

There is an excellent variety of amenities, including a range of shops, cafes, and local restaurants. Dunkerton's Cider Co., just outside Charlton Kings, is a favourite with residents and holds events throughout the year. There are also superb recreational activities in and around Charlton Kings, including the popular Lilley Brook Golf Club and nearby countryside walks.

All information regarding the property details, including a position on Freehold, will be confirmed between the seller and purchaser solicitors.

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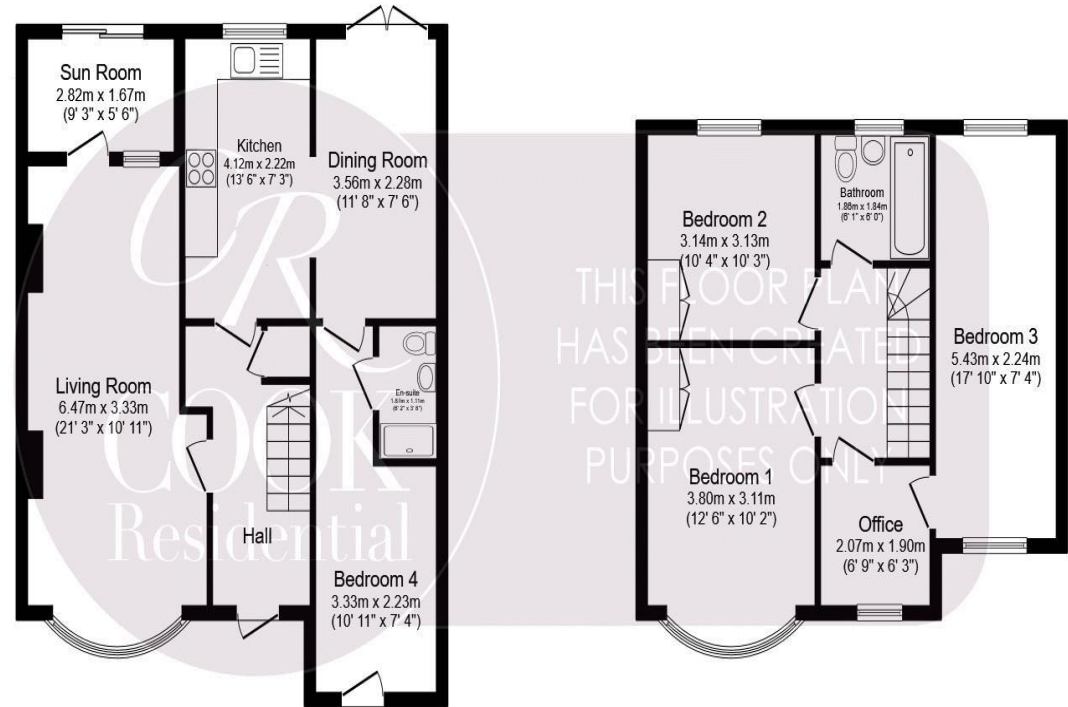
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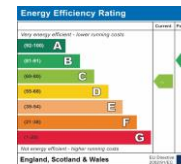
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**Ground Floor**

**First Floor**



Total floor area 118.5 m<sup>2</sup> (1,275 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com