

# CR COOK Residential

01242 500 259  
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- BEAUTIFULLY PRESENTED BUNGALOW
- CORNER PLOT WITH VIEWS TO SURROUNDING HILLS
- TWO DOUBLE BEDROOMS
- EXTENDED KITCHEN-DINING ROOM WITH VAULTED CEILING
- WELL MAINTAINED FRONT, SIDE AND PRIVATE REAR GARDENS
- DRIVEWAY PROVIDING OFF ROAD PARKING

Offers in Excess of £475,000

**Ravensgate Road**

**Charlton Kings**

**GL53 8NN**

# Ravensgate Road, Charlton Kings

This charming semi-detached bungalow is nestled on a spacious corner plot, situated in a sought-after location, in the catchment area of Balcarras School and a stone's throw away from the Cotswold Way. The beautifully presented accommodation offers two double bedrooms, a kitchen-dining room, a living room, a shower room, and a south-facing rear garden.

The property enters a light, spacious hallway with Karndean flooring flowing into the reception rooms and a useful built-in storage cupboard.

A Spacious, bay-windowed living room offers dual aspects out to the front and rear of the property, and there is also an attractive modern feature wall.

The extended open-plan kitchen dining room has a vaulted ceiling with four large skylights bringing further light to the room (one of which has an automatic closure rain sensor) and views out to the rear garden through large double French doors in the dining area.

Within the contemporary-styled kitchen, there is a range of fitted wall and base units with wood block worktops and an inset one-and-a-half bowl sink and drainer with a mixer tap. Integrated appliances include an induction hob with an extractor hood, an oven, and a microwave, with additional space for free-standing appliances such as a tall fridge, freezer, dishwasher, and washing machine.

Two generous double bedrooms have neutral carpet underfoot and feature walls. Bedroom two has dual aspects, and bedroom one benefits from a range of fitted wardrobes.

The shower room completes the internal accommodation and offers tiled flooring, partly tiled walls, a period style radiator, and a white suite comprising a shower enclosure with a glass surround, a low-level WC, and a basin.

Outside, the south-facing enclosed garden has been landscaped to provide areas to enjoy the sunshine and outdoor entertaining. It has shrub borders and a wooden summer house. There is also outdoor lighting, a water tap, and a gate that gives access to the driveway.



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To the front and side of the property are well maintained lawn areas with shrub and tree borders. A path leads to the front door and a brick laid driveway offers parking for one vehicle.

Further benefits to the property include gas central heating, double glazing, a wall-mounted electric car charger and the potential for further development/extension into the loft space to give further accommodation subject to local planning laws.

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.

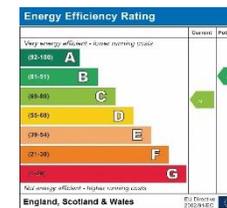
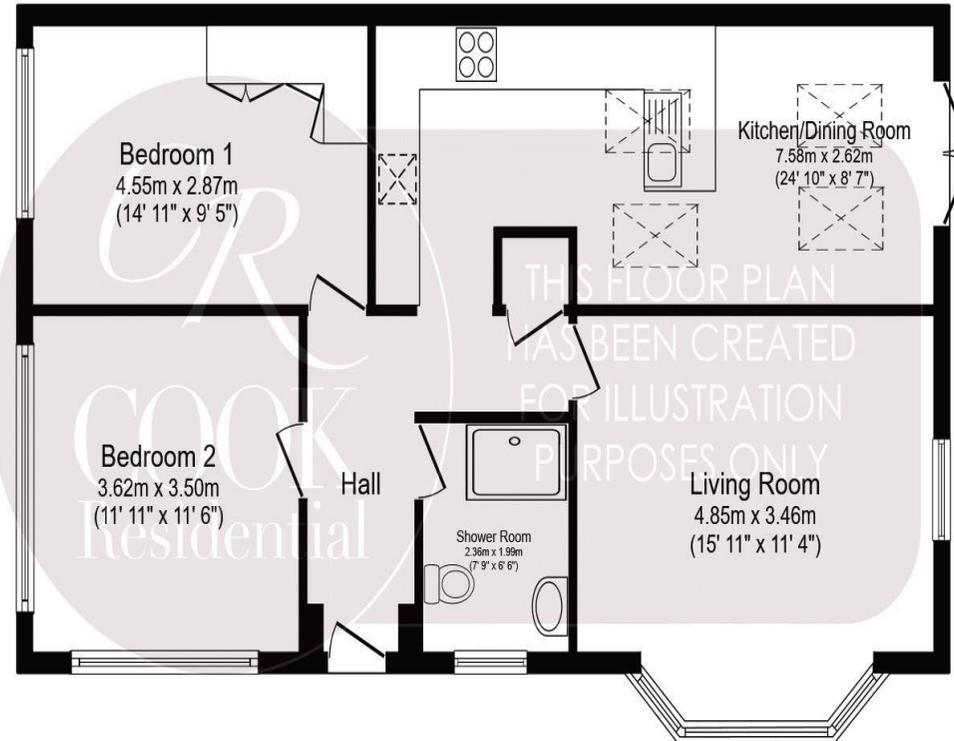
All information regarding the property details, including a position on Freehold, will be confirmed between the seller and purchaser solicitors.

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Total floor area 80.5 m<sup>2</sup> (867 sq.ft.) approx

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