

# CR COOK Residential

01242 500 259

[www.cookresidential.co.uk](http://www.cookresidential.co.uk)



- DESIRABLE CORNER PLOT LOCATION
- SPACIOUS THREE-BEDROOM SEMI-DETACHED HOUSE
- MODERN KITCHEN AND VERSATILE REAR EXTENSION
- LARGE DRIVEWAY WITH MULTIPLE VEHICLE PARKING
- BRIGHT SITTING ROOM WITH FEATURE BAY WINDOWS
- BEAUTIFUL LAID-TO-LAWN REAR GARDEN WITH PATIO AREA

Offers in Excess of £365,000

**Brooklyn Road**

**Arle**

**GL51 8DZ**

# Brooklyn Road, Arle, GL51 8DZ

Cook Residential is delighted to present this fantastic three-bedroom semi-detached house on a desirable corner plot in the sought-after Cheltenham district of Arle. This charming property is perfect for families, boasting spacious living areas, modern amenities, and both front and rear gardens. With a large driveway accommodating multiple vehicles, it's ready for its next owners to move in and enjoy.

Upon entering, the accommodation benefits from a welcoming hallway leading to a spacious sitting room with a large bay window, which creates a bright and airy atmosphere.

**Sitting Room:** The spacious sitting room features a log burning stove with a feature large bay window, providing ample natural light and a pleasant view of the front garden. This room is perfect for relaxation and family gatherings.

**Kitchen:** The modern kitchen is well-equipped with contemporary fixtures and fittings. Such as a double oven, electric hob and cooker hood and fridge freezer. It offers plenty of storage with sleek wooden cabinets and countertops. From the kitchen, you have access to the rear extension.

**Rear Extension:** Currently used as a dining/play/extra sitting room, the rear extension is a versatile space that enhances the living area. Bi-fold doors lead out onto the rear garden, blending indoor and outdoor living.

**Garden:** The rear garden is laid to lawn with a patio area, ideal for entertaining and alfresco dining. The front garden adds to the curb appeal, and the spacious driveway provides parking for multiple vehicles.

**Utility Room and Cloakroom:** Conveniently located on the ground floor, the utility room offers space for a washer and dryer. A downstairs cloakroom adds to the home's practical layout.

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**Bedrooms:** Upstairs, the landing gives access to three bedrooms. The master bedroom features beautiful bay windows and built-in storage. The second bedroom is also a spacious double, while the third bedroom can serve as a nursery, office space, or single bedroom.

**Family Bathroom:** The family bathroom is well-appointed, with a shower over the bath, completing the first floor.

A viewing is advised to appreciate the space fully and features this property offers.

**Tenure:** Freehold

**Council Tax Band:** D

Located in the sought-after Cheltenham district of Arle, this property offers easy access to local amenities, schools, and transport links. Cheltenham is renowned for its Regency architecture, cultural festivals, and vibrant town centre, providing an excellent living environment for families and professionals.

All information regarding the property details, including its position on Freehold, is to be confirmed between vendor and purchaser solicitors. All measurements are approximate and for guidance purposes only.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	<b>A</b>	<b>83</b>
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
<i>Not energy efficient - higher running costs</i>		
	<b>66</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
<a href="http://WWW.EPC4U.COM">WWW.EPC4U.COM</a>		

