

CR COOK Residential

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- MASTERFULLY EXTENDED AND RENOVATED
- FOUR VERSATILE BEDROOMS
- MODERN OPEN PLAN KITCHEN/DINER
- STUNNING FAMILY BATHROOM
- SOUTH FACING ATTRACTIVE LANDSCAPED GARDEN
- RESIN DRIVEWAY & GARAGE

£525,000

Robert Burns Avenue
Cheltenham
GL51 6NT

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Cook Residential are thrilled to present this stunningly extended semi-detached property in a prime location within Cheltenham. This residence offers spacious, versatile living over two expansive floors, showcasing a masterful blend of traditional and contemporary luxury. This home promises exceptional family living and has an exquisite open-plan kitchen/dining room, four luxurious bedrooms, and a beautifully landscaped Southeast facing garden.

Upon entering, the ground floor has superb Oak flooring throughout. The accommodation benefits from an elegant entrance hall leading to a sitting room with grand windows and a feature log-burning stove.

Sitting Room: The sitting room is a blend of elegance and comfort. It features grand windows, oak flooring, and a stunning feature log-burning stove, creating a warm and inviting atmosphere. It seamlessly transitions into the family room while maintaining an intimate setting.

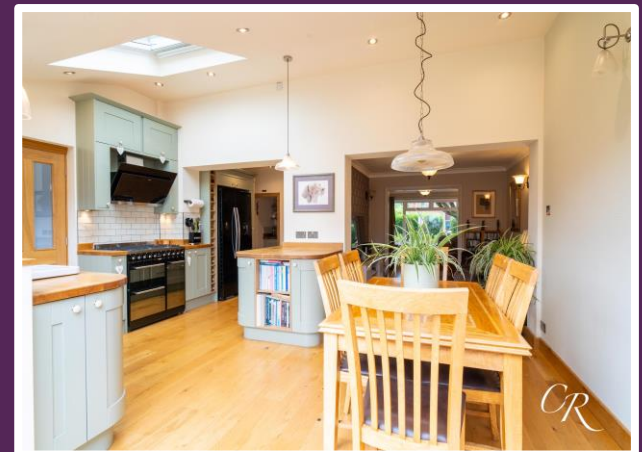
Family Room: The inviting family room flows effortlessly into the magnificent open-plan kitchen/dining room, enhancing the spacious and airy feel of the ground floor.

Kitchen/Dining Room: The state-of-the-art cottage style kitchen is a highlight, featuring an electric Velux window with electric blind, bespoke cabinetry with luxurious wooden counter tops, space for a range cooker, a Belfast sink, built-in wine cooler, dishwasher, and microwave. The kitchen also includes a practical under stairs larder. The dining area, with sleek aluminium bi-fold doors fitted with Intu perfect fit blinds, opens to the serene southeast-facing garden, ideal for seamless indoor-outdoor entertaining.

Utility Room: Off the kitchen, the utility room provides ample space for a washing machine and tumble dryer, a convenient sink, and garden access. It also includes a separate cloakroom for added convenience.

Bedrooms: Upstairs, the landing is bathed in natural light from a stylish light tunnel. Four generously proportioned bedrooms, three of which are spacious doubles, are located here. The fourth bedroom is versatile and can be used as a walk-in wardrobe, dressing room, or office space.

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Family Bathroom: The luxurious family bathroom is impeccably presented comprising premium Laufen sanitary ware, underfloor heating, and bespoke walnut cabinets. It features a custom-designed walk-in shower with a stunning bespoke textured glass shower enclosure.

Garden: The meticulously landscaped southeast-facing garden is a private oasis. It is laid to lawn with a newly decked patio area and ambient outdoor lighting, perfect for tranquil relaxation or stylish entertaining. There is also an outdoor electric point.

Driveway and Garage: The front of the property boasts a resin driveway with ample space to park multiple vehicles and an attached floored garage with an electric door.

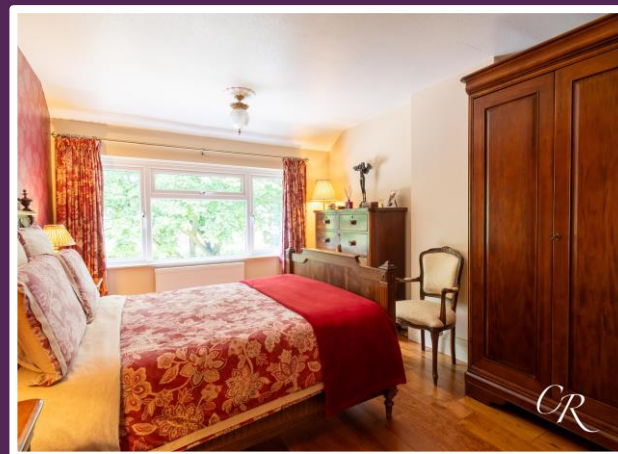
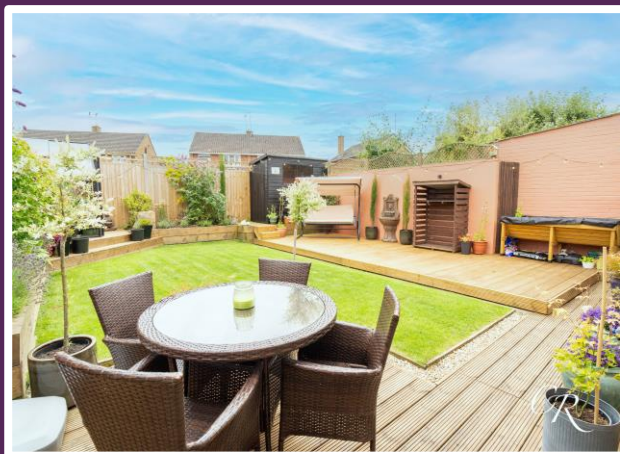
A viewing is highly recommended to fully appreciate the elegance and space on offer.

Tenure: Freehold
Council Tax Band: D

Location: Cheltenham offers easy access to the A40 and M5 motorway. The town itself is a beautiful Regency Spa, famous for its festivals, and boasts a variety of local and high street shops, eateries, bars, and art galleries, all attracting visitors from far and wide.

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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
	74	81
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
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