

CR COOK Residential

01242 500 259
www.cookresidential.co.uk



- THREE BEDROOM EXTENDED FAMILY HOME
- NEWLY RENOVATED
- KITCHEN/DINING/FAMILY ROOM
- DOWNSTAIRS CLOAKROOM
- GARDEN & GARAGE
- NO ONWARD CHAIN

Guide Price £375,000

Orchard Way

Arle

Cheltenham

GL51 7JY

Orchard Way, Arle, Cheltenham, GL51 7JY

Cook Residential is delighted to present this spacious and refurbished family home on a popular tree lined road. With three bedrooms and a spacious open-plan kitchen-family-living area, this property boasts a unique blend of modern living and family comfort. The property is perfect for families and is ready for its next owners to move in and enjoy.

Entrance: The accommodation benefits from a porch and then a further door leading into a welcoming hallway. There is grey carpeting that flows into the sitting room, cloakroom and up to the first floor bedrooms. Storage cupboards below the staircase offer extra storage space and the cloakroom has a WC and basin with a mirror above.

Sitting Room: The spacious bay windowed sitting room provides ample natural light and a pleasant view of the front garden. This room is perfect for relaxation and family gatherings.

Kitchen-Dining-Living Room: This room is the heart of the property with space to create an inviting living and dining space with open views of the rear garden through double French doors.

Kitchen Area: A new and modern kitchen is well-equipped with contemporary fixtures and fittings, exuding a sense of modernity and style. Integrated appliances include a double oven, gas hob with cooker hood, dishwasher and a built in fridge freezer.

First Floor Landing: This leads to the three bedrooms, family bathroom and a hatch that opens to the loft space above.

Bedrooms: The main bedroom and bedroom two are spacious doubles, offering ample space for bedroom furniture and storage, ensuring a comfortable and relaxing living experience. Bedroom three is a single and could also be used as a study or hobby room if desired.

Family Shower Room: A newly fitted three piece white suite comprises a shower enclosure, WC and vanity unit with an inset sink.



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Garden: The rear garden has been landscaped to provide a lawned area and gravel and patio areas ideal for entertaining and alfresco dining.

Garage and Driveway: With double wooden doors to the front, power and light, makes it an ideal space for storage with a workshop area. Located to the side of the property a driveway, leads to the front of the property through double gates, where there is further space for two or three vehicles and a path leads to the front door. A viewing is highly advised to appreciate the space this property offers.

Tenure: Freehold

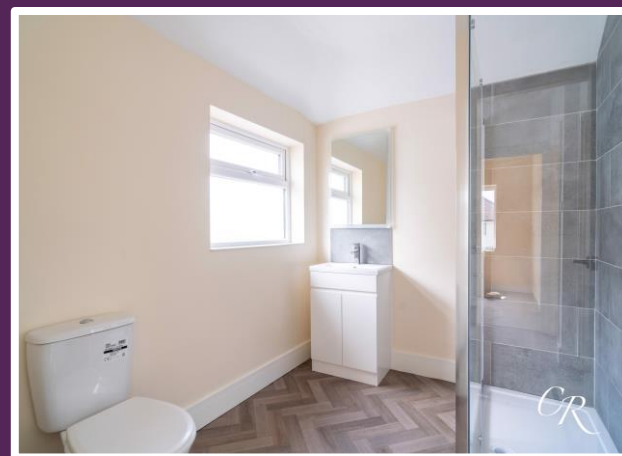
Council Tax Band: C

Located in the sought-after Cheltenham district of Arle, this property offers easy access to local amenities, schools, and transport links, providing a convenient and stress-free living experience. 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+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	70	84
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

