

CR  
COOK  
Residential

01242 500 259  
www.cookresidential.co.uk



- THREE BEDROOM TOWNHOUSE
- MODERN KITCHEN/DINER WITH GARDEN ACCESS
- CONVERTED GARAGE GYM/UTILITY SPACE
- FIRST-FLOOR TERRACE, BRIGHT LIVING ROOM
- PRIVATE GARDEN
- DRIVEWAY PARKING

Guide Price £485,000

**Steeplechase Close**

**Cheltenham**

**GL50 3EN**

# Steeplechase Close, Cheltenham, GL50 3EN

Cook Residential is delighted to present this modern and versatile three-bedroom townhouse, perfectly situated in a desirable area. This beautifully maintained home boasts a spacious kitchen/diner, a converted garage, a stylish first-floor balcony, and a charming, enclosed garden. With three well-proportioned bedrooms, including a master with an ensuite, this property offers contemporary living across three floors. Ideal for families or professionals, this home combines comfort, functionality, and modern finishes. Early viewing is highly recommended!

**Entrance Hallway:** Step into a welcoming hallway with sleek wooden flooring that extends throughout the ground floor, setting a modern tone for the rest of the property.

**Kitchen/Diner:** Located at the rear of the home, the kitchen/diner is a true focal point. It features white gloss cabinetry, a built-in gas hob, an extractor fan, an oven, a microwave, a fridge freezer, and a dishwasher. There's also ample space for a washing machine and dining table. French doors seamlessly connect the kitchen to the garden, perfect for al fresco dining and family gatherings.

**Converted Garage (Gym and Utility Area):** Accessed from the driveway, the converted garage is a versatile space currently used as a gym with a utility area—ideal for active lifestyles and added convenience.

**Cloakroom:** The ground floor also includes a practical cloakroom, providing extra practicality for everyday living.

**Living Room:** The first-floor living room is light and airy, with plush carpeting, front-facing windows and French doors leading to a stylish balcony over the garage. This private outdoor area is perfect for enjoying morning coffee or evening relaxation.

**Master Bedroom with Ensuite:** Also on the first floor, the spacious master bedroom features rear-facing views and a modern ensuite shower room, offering a private sanctuary.

**Second Floor Bedrooms:** The top floor houses two additional double bedrooms, both generously sized and fully carpeted. These rooms are perfect for children, guests, or a home office.



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**Family Bathroom:** The modern family bathroom on the second floor includes part-tiled walls and a three-piece suite with a shower over the bath, providing both style and functionality.

**Garden:** The rear garden is an inviting outdoor space, featuring a well-maintained lawn and a paved patio area, ideal for outdoor entertaining or relaxing in the sun.

**Parking:** The property benefits from driveway parking, with additional visitor parking available nearby.

**Tenure:** Freehold  
**Council Tax Band:** E

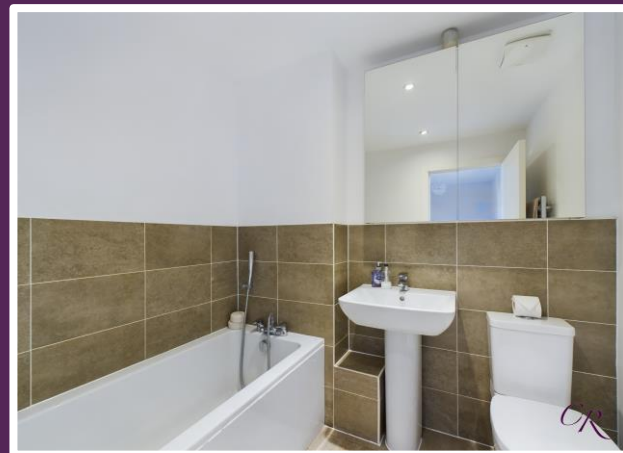
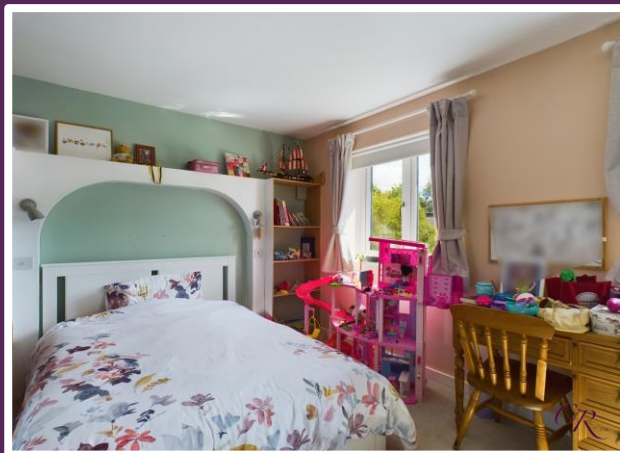
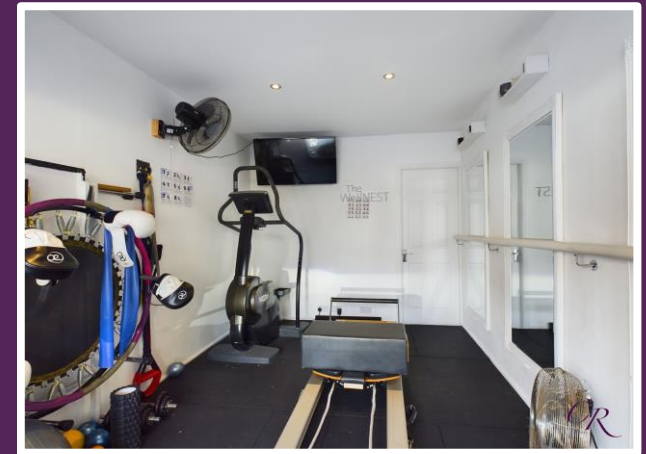
This modern townhouse is located in a popular residential area. It offers easy access to local amenities, top-rated schools, and excellent transport links. The neighbourhood is family-friendly and boasts various recreational facilities, making it an ideal place to call home.

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.

Early viewing is advised to truly appreciate the space, style, and features of this modern townhouse.

This property won't be on the market for long—schedule your viewing today!

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		112
(92+)	A	
(81-91)	B	85
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
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