

CR
COOK
Residential

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www.cookresidential.co.uk



- THREE BEDROOM END OF TERRACE PROPERTY
- WALKING DISTANCE TO TOWN CENTRE
- WELL PRESENTED THROUGHOUT
- VERSATILE HOME OFFICE CONVERSION
- SOUTH FACING ENCLOSED GARDEN
- PRIVATE DRIVEWAY

Guide Price £300,000

Dymock Walk

Cheltenham

GL52 5GE

Dymock Walk, Cheltenham, GL52 5GE

Cook Residential is delighted to present this well-appointed three-bedroom end-terrace home with a south-facing garden and a versatile home office space. This property boasts generous room sizes and modern finishes and is conveniently located within reach of local amenities and walking distance to the Town Centre, offering an ideal home for families or professionals seeking both comfort and convenience.

Upon entering, the porch opens into a spacious sitting room with front-aspect views and rich wooden flooring, creating a warm and inviting space for relaxation. The sitting room leads to the open-plan kitchen and dining area.

Sitting Room: The well-proportioned sitting room features large front-facing windows that bring in ample natural light, with wooden flooring adding a touch of sophistication to the space.

Kitchen and Dining Area: With access from the sitting room, the kitchen and dining areas are designed with functionality and style in mind. The tiled flooring complements the wood wall and base units with sleek grey countertops. Fitted with a cooker hood, oven, and a built-in fridge freezer, the kitchen also includes space for a washing machine and a dining table. French patio doors lead from the kitchen to the south-facing garden, offering a seamless flow for outdoor dining or entertaining.

Bedrooms: The first floor offers three bedrooms, each thoughtfully designed for comfort and privacy. The primary bedroom has rear aspect views, carpeted flooring, and built-in storage. An ensuite shower room adds a touch of luxury with tiled flooring and walls, a walk-in shower, a W/C, and a wash basin. Bedroom two, also carpeted, benefits from front-aspect views. Bedroom three has rear aspect views and includes a built-in storage cupboard, making it ideal for children or as a home office.

Family Bathroom: Completing the first floor, the family bathroom features contemporary black tiled flooring and white tiled walls, with a shower over the bath, a W/C, and a wash basin.



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Converted Garage/Home Office: The converted garage offers a versatile space currently set up as a home office. Accessed via French patio doors from the garden, this room is perfect for work-from-home needs or as a creative studio.

Rear Garden: The south-facing garden is mainly laid to lawn, with a paved patio area providing the perfect space for outdoor gatherings or relaxation in the sun.

Parking: Private driveway to the side of the property, with space to park up to two vehicles.

Tenure: Freehold
Council Tax Band: B

A viewing is highly recommended to fully appreciate the space and quality this property has to offer. Cheltenham is renowned for its vibrant town centre, rich with shops, restaurants, and cultural events. Conveniently situated for access to the M5 and Cheltenham Spa Station, this property is perfectly positioned for commuters and those who enjoy easy access to local amenities.

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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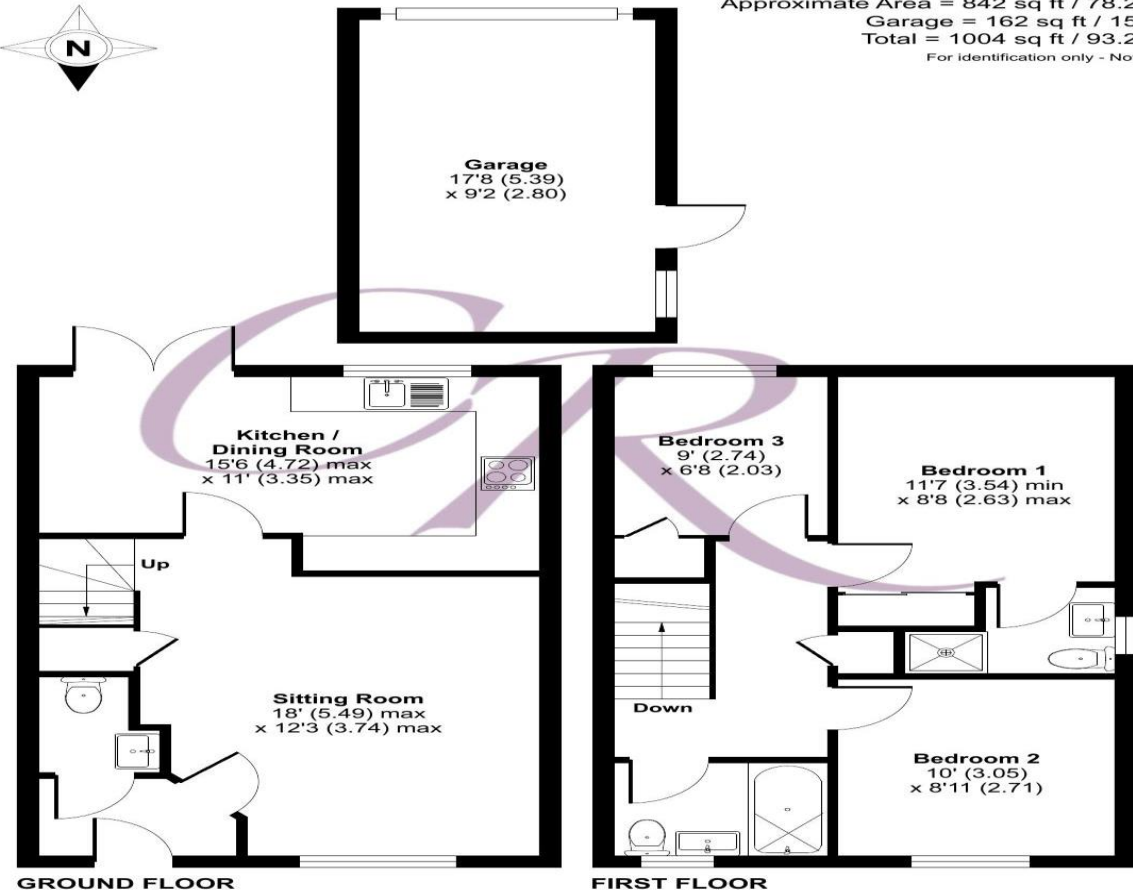
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Dymock Walk, Cheltenham, GL52

Approximate Area = 842 sq ft / 78.2 sq m
 Garage = 162 sq ft / 15 sq m
 Total = 1004 sq ft / 93.2 sq m
 For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	85
(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>		
England & Wales	EU Directive 2002/91/EC	

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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Cook Residential. REF: 1203489