

CR COOK Residential

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www.cookresidential.co.uk



- SPACIOUS THREE-BEDROOM LAYOUT
- WELL PRESENTED THROUGHOUT
- SUMMER HOUSE WITH POTENTIAL AS BEDROOM/ OFFICE/ GYM
- LAID TO LAWN GARDEN
- RECENTLY REMODELLED KITCHEN/ BREAKFAST ROOM
- PARKING FOR MULTIPLE VEHICLES

Guide Price £385,000

Milton Road

St. Marks

GL51 7ES

Milton Road, St. Marks, Cheltenham, GL51 7ES

Cook Residential is delighted to bring to market this thoughtfully designed four-bedroom end terrace family home. With a spacious layout and versatile living spaces, this property is situated in a highly desirable area with convenient access to local amenities. Ideal for families and professionals alike, the home offers well-proportioned rooms and a charming garden, making it a wonderful blend of style and functionality.

Entrance Hallway: Upon entering the property, you're welcomed by a bright and spacious hallway, which leads you to the main living areas with ease. The hallway offers convenient access to the sitting room, dining room, kitchen, and ground-floor WC, establishing a natural flow through the home.

Sitting Room: The front-facing sitting room is generously sized, making it a perfect space for relaxation or entertaining. Ample room allows for multiple seating arrangements, while large windows enhance the natural light, creating a warm and inviting atmosphere.

Dining Room: Adjacent to the sitting room, the dining room offers a formal yet welcoming space for family meals or entertaining guests. With ample space for a large dining table, this room connects seamlessly to the kitchen, making it convenient for hosting and enhancing the overall flow.

Kitchen: Situated at the rear of the home, the well-appointed recently remodelled kitchen features ample storage and workspace, providing practicality and style for daily cooking needs. The wall and base units are high gloss units with LVT flooring. The kitchen offers a built in five ring burner and extractor fan as well as a built-in microwave, dishwasher as well as a fridge freezer. Its location also offers easy access to the utility area, making household tasks efficient and organized.

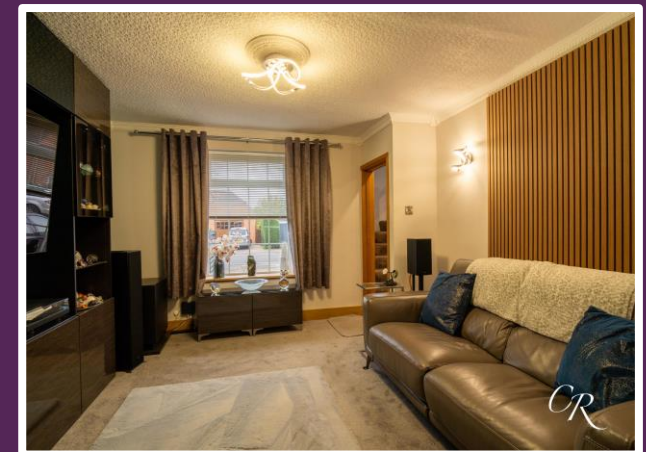
Utility Area: The utility area, located off the kitchen, offers dedicated space for laundry appliances, allowing these tasks to be kept separate from the main living areas. This compact yet functional space adds to the home's overall convenience.

Cloakroom: The ground floor also includes a WC, located near the entrance and living spaces.

Bedroom One: This first bedroom offers a peaceful, well-proportioned retreat, perfect for a double bed and additional furnishings. Its adaptable layout provides comfort and flexibility, whether as a primary bedroom or a guest room.

Bedroom Two Bedroom: Two provides a cosy space suitable for a single bedroom, nursery, or office. Its compact size offers versatility to accommodate various needs, whether for family, work, or personal use.

Bedroom Three: This well-sized room serves as an additional master bedroom or spacious guest room. With ample floor space for furnishings and decor, it provides a serene atmosphere, ideal for unwinding.



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Shower Room: A shower room is available on this floor, offering added convenience for families or guests. This compact shower room helps streamline morning routines.

Garden: The property boasts a beautifully landscaped garden, offering an outdoor retreat for relaxation, dining, or play. This charming space is well-suited for outdoor activities, with ample room for seating or personal gardening, and provides a peaceful escape from daily life.

Outbuilding / Bedroom Four: Positioned as an outbuilding at the rear of the garden, this large room is suitable for a variety of purposes, including as a bedroom, home office, or recreational space. With its detached nature from the main house, it offers a unique level of privacy and flexibility for various uses. Driveway The property benefits from an ample driveway, ensuring convenient off-road parking for multiple vehicles.

Tenure: Freehold
Council Tax Band: C

This well-appointed family home combines the convenience of a spacious interior layout with the charm of a beautifully designed garden, making it an ideal property for families and those needing adaptable living spaces. St Marks is on the west side of Cheltenham, a short distance to the town centre and within walking distance to the Cheltenham Spa Train Station. St Marks is also within easy reach of the A40 and M5, providing fantastic transport links and being on many major bus routes. Within the area is St Mark Church of England Junior School and plenty of local amenities.

All information regarding the property details, including its position on Freehold, will be confirmed between vendor and purchaser solicitors. All measurements are approximate and for guidance purposes only. Contact Cook Residential today to arrange a viewing and experience the full potential this home has to offer.

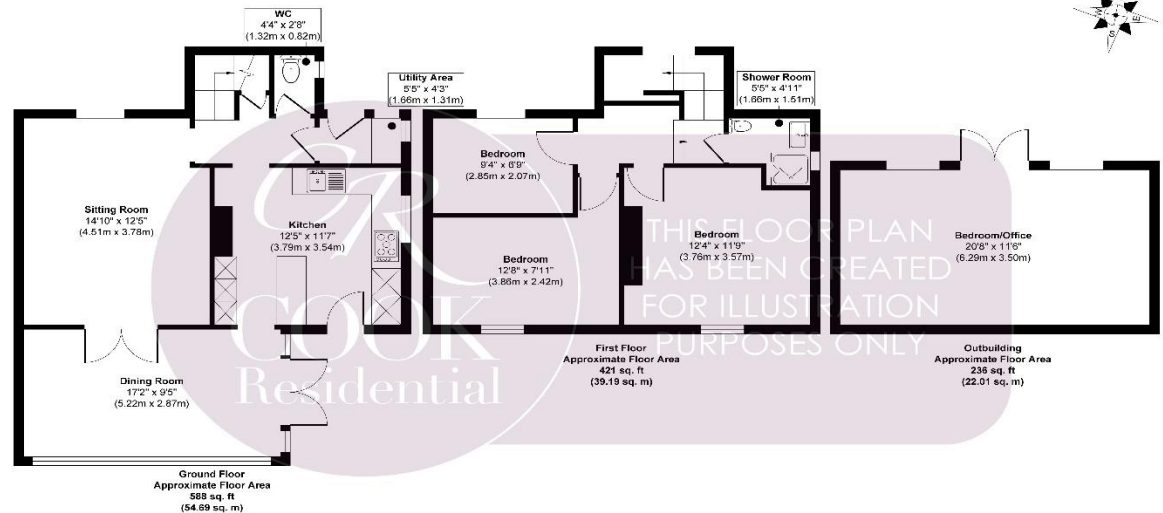
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Approx. Gross Internal Floor Area 1245 sq. ft / 115.89 sq. m (Including Outbuilding)

Produced by Elements Property

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	62	
(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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