



24b Carlton Street, Cheltenham - GL52 6AQ

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Prices From £395,000



24b Carlton Street

Fairview, GL52 6AQ

Stylish new-build bungalow in Carlton Gate development near Cheltenham Town Centre. Features double bedroom, sleek kitchen, en-suite, and courtyard garden. Ideal modern living space in central location near amenities.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- One Bedroom Immaculately Presented Bungalow
- New Build Property
- 10 Year NHBC Warranty
- Close To The Town Centre
- Low Maintenance Courtyard Garden
- Parking Options Available Include On Street Permit Parking





Welcome to Carlton Gate, an exciting niche development of homes located within close proximity to Cheltenham Town Centre. This stunning development offers one-bedroom homes and three-bedroom town houses. Each home features a high-end specification with sleek designer kitchens, contemporary bathrooms, and en-suite to each bedroom in the town houses.

24B Carlton Gate is a beautifully finished energy efficient new-build bungalow, designed to offer stylish single-level living with an emphasis on light, space, and contemporary design. Finished to a high specification throughout and benefitting from an NHBC warranty, this home is ideal for those seeking modern comfort in a peaceful yet central location.

Entrance & Cloakroom: The property opens into a bright and welcoming entrance hallway, finished with quality flooring that continues through the principal living areas. The entrance provides access to a stylish cloakroom fitted with a modern vanity unit, WC, and coordinating wall finishes.

Open-Plan Kitchen / Living / Dining Room: Forming the heart of the home, this impressive open-plan space is flooded with natural light thanks to large skylights and dual-aspect glazing. The sleek modern kitchen is fitted with contemporary cabinetry, integrated appliances, and a central island with breakfast bar seating ideal for both relaxed dining and entertaining. The living and dining areas are elegantly presented, offering space for a comfortable seating arrangement and dining suite, with soft neutral décor and recessed lighting enhancing the sense of openness.

Bedroom: The double bedroom provides a calm and inviting retreat, featuring fitted mirrored wardrobes and sliding patio doors that open directly onto the private terrace. The room is light and airy, finished in restful tones and offering ample space for freestanding furniture.

En-Suite Shower Room: Finished to a luxurious standard, the en-suite features a fully tiled walk-in shower with glass enclosure, contemporary vanity unit with inset basin, wall-mounted WC, and chrome heated towel rail. The modern fittings and elegant tiling create a boutique hotel-style finish.

Garden: There is a low maintenance enclosed courtyard garden with modern slatted fencing, ensuring both privacy and style.

Additional Details: Solar Panels, NHBC Warranty, Electric Vehicle Charging Point, Underfloor Heating

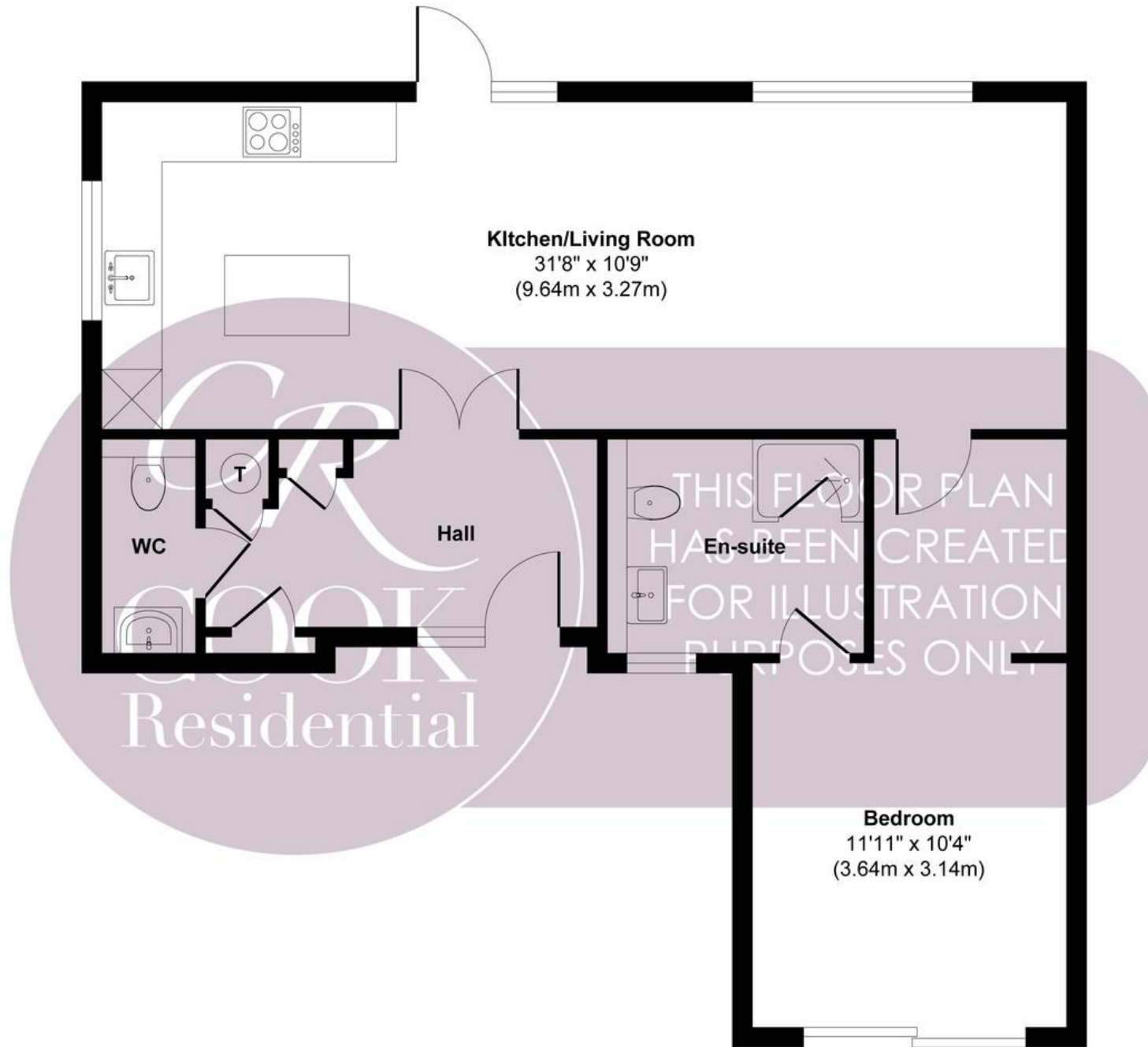
Tenure: Freehold

Council Tax Band: D

Estate Charge: £350 Per Annum

Location: Carlton Street is perfectly positioned to enjoy all the amenities the town has to offer, being just 800 metres from the pedestrianised High Street and 700 metres from Sandford Park and Lido. Cheltenham is renowned for its fine architecture, national hunt racing, quality shopping, and excellent state and private schools. There are good sporting and leisure facilities in the area including several gyms and leisure centres, swimming pools, plus tennis, squash, hockey, and golf clubs. Access to the motorway network is via Junctions 10 & 11 on the M5, with train services to London and other major cities from Cheltenham Spa.

Important Notice: These particulars are prepared in good faith and do not form part of any contract. All measurements, descriptions, fixtures and fittings are approximate. Cook Residential accepts no liability for errors or omissions, and prospective purchasers should verify all details independently. All information relating to tenure and boundaries to be verified by purchaser's solicitor. All measurements and details provided are for guidance only.



Floor Plan

Approx. Gross Internal Floor Area 700 sq. ft / 65.00 sq. m

Produced by Elements Property





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