



Burnet Drive, Leckhampton, GL53 0FD

Guide Price £325,000



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New in 2022, this 2-bed end-terrace in Leckhampton boasts 2 ensuites, landscaped garden, and parking. Modern kitchen, open dining/living area with garden access. Great location near schools, amenities, and transport links. Freehold with NHBC warranty. £100 estate charge.

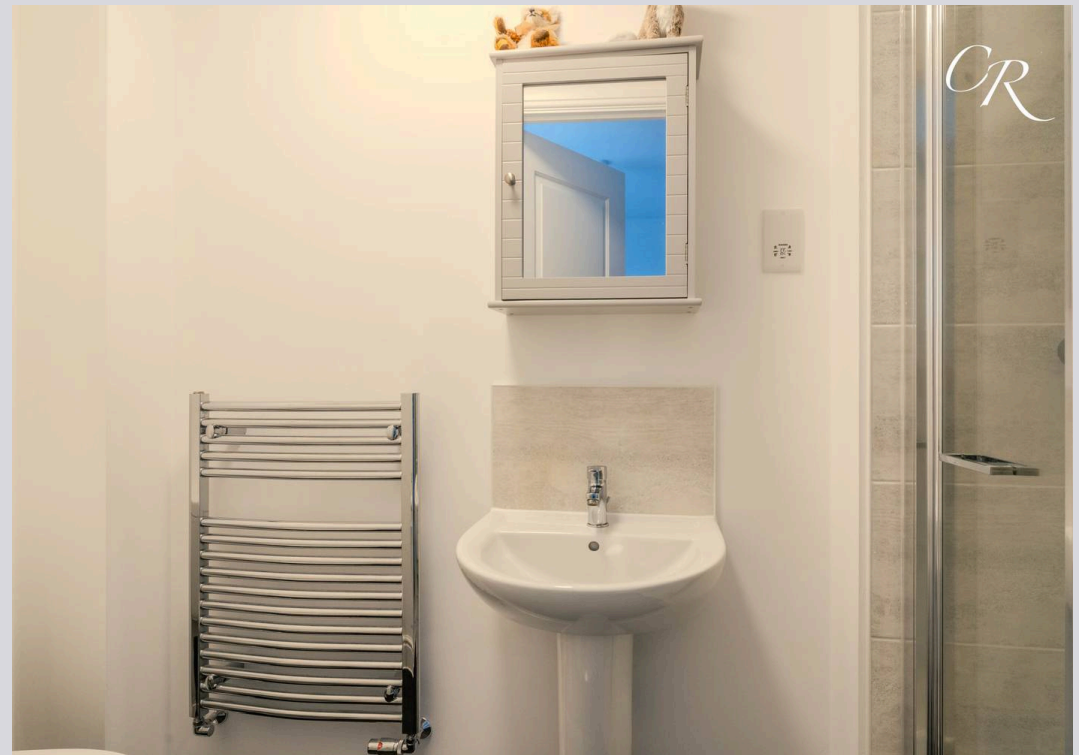
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Attractive Modern End of Terrace Property
- Two double bedrooms each with ensuite shower rooms
- Two Shower Rooms and a Downstairs Cloakroom
- Open-plan sitting/dining room with French doors to garden
- Modern fitted kitchen to the front of the property
- Driveway parking for two cars and side access to garden
- Popular Leckhampton location within Leckhampton High School catchment





Built in 2022 this beautifully presented two-bedroom end-terrace home sits within a popular modern development in Leckhampton. The property offers light and well-proportioned accommodation with two ensuite bedrooms, a landscaped rear garden, and driveway parking for two cars.

Entrance Hall: A welcoming entrance hall gives access to the cloakroom, kitchen, and sitting/dining room. There is useful under-stairs storage with plumbing for a washing machine, and stairs rising to the first floor.

Cloakroom: Fitted with a white suite comprising a WC and wash hand basin with tiled splashback and wall-mounted mirrored cabinet.

Kitchen: Positioned at the front of the property, the modern fitted kitchen offers a range of cream gloss wall and base units with wood-effect work surfaces, an inset stainless-steel sink, and integrated oven with gas hob and stainless-steel extractor hood. There is space for further appliances, including a tall fridge freezer.

Sitting/Dining Room: Located at the rear, this bright open-plan space provides ample room for both living and dining furniture. French doors open directly onto the patio and garden, creating a lovely flow for entertaining and everyday living.

First-Floor Landing: Providing access to both bedrooms and featuring an airing cupboard offering practical storage.

Bedroom One: A comfortable double room positioned at the front of the house, benefitting from built-in storage and an ensuite shower room.

Ensuite to Bedroom One: Comprising a shower enclosure, pedestal wash hand basin, and WC, finished with neutral tiling and chrome fittings.

Bedroom Two: Another good-sized double room situated at the rear, overlooking the garden, with its own contemporary ensuite.

Ensuite to Bedroom Two: Fitted with a shower enclosure, pedestal basin, WC, chrome towel radiator, and coordinating neutral tiling.

Garden: A gated side path leads to the rear garden, which is mainly laid to lawn with a paved patio seating area and a timber storage shed benefitting from power connection ideal for use as a workshop or additional storage.

Parking: To the front, there is driveway parking for two cars.

Additional Details:

Tenure: Freehold

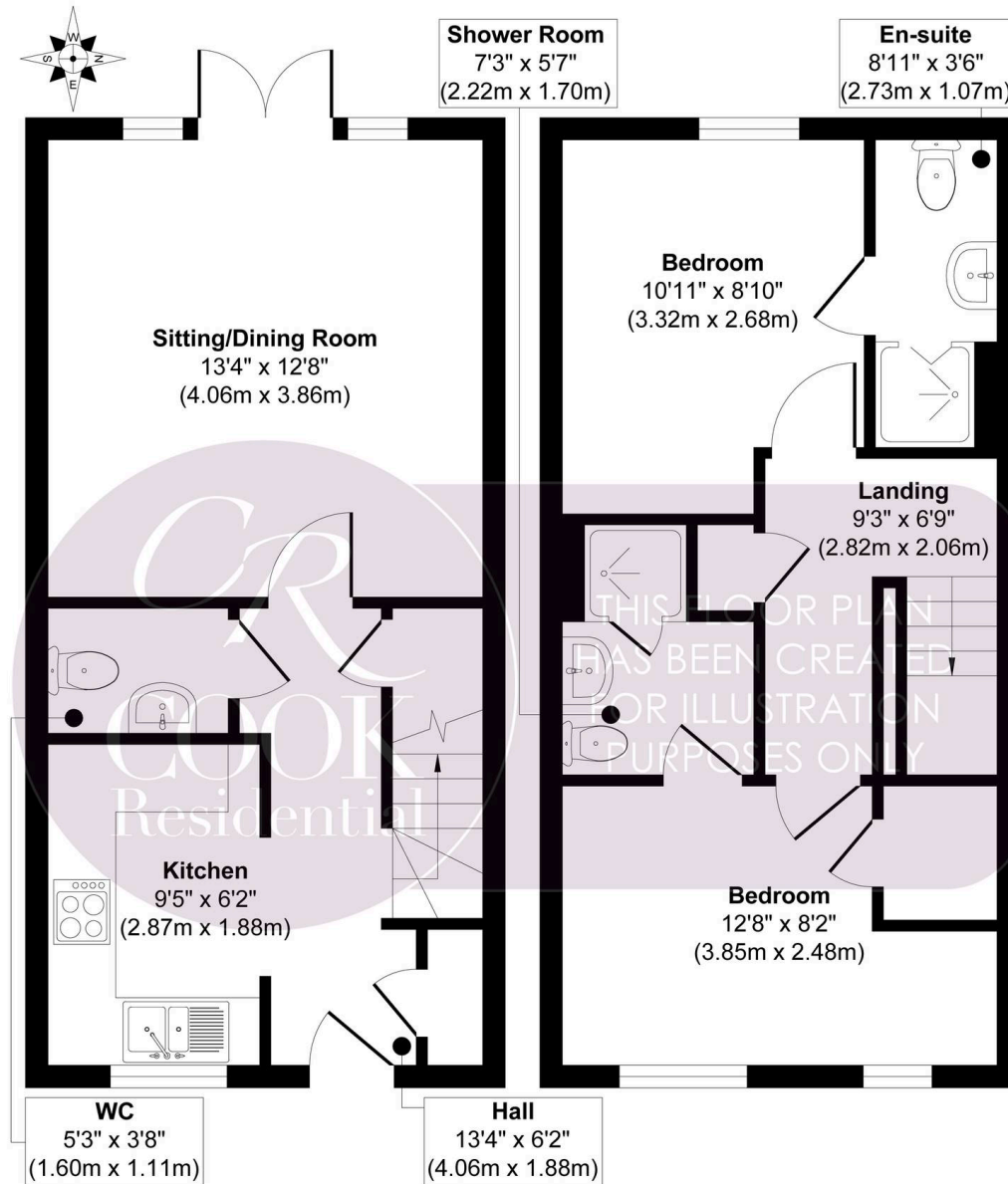
Council Tax Band: C

Estate Charge: Approx. £100 per annum

Built: Within NHBC warranty

Location: Burnet Drive is positioned within a sought-after modern development in Leckhampton, ideally located for local amenities, leisure facilities, and access to Cheltenham town centre. The area is well-served by highly regarded schools, including Leckhampton High School, as well as nearby supermarkets, cafés, and parks. Excellent transport links are available via the A46 and A40, with Cheltenham Spa Station approximately two miles away and easy access to the M5 motorway.

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 the purchaser's solicitor. All measurements and details provided are for guidance only.



Approx. Gross Internal Floor Area 682 sq. ft / 63.44 sq. m

Produced by Elements Property





Cook Residential

Cook Residential, 4 Tebbit Mews Winchcombe Street – GL52 2NF

01242 500259 • enquiries@cookresidential.co.uk • cookresidential.co.uk

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