

Naunton Way, Cheltenham, GL53 7BQ

Guide Price £725,000







Naunton Way

Cheltenham, GL53 7BQ

A beautifully presented four-bedroom, semi-detached family home, situated in Leckhampton and includes an impressive open-plan kitchen/dining/family room with bifold doors opening onto the rear garden.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

- Beautifully Presented Four-Bedroom Semi-Detached Family Home
- Extended Open-Plan Kitchen/Dining/Family Room With Bifold Doors
- Karndean Flooring And Underfloor Heating To The Extended Living Space
- Converted Second-Floor Principal Bedroom Suite With En-Suite
- Attractive Enclosed Rear Garden With Two Seating Areas
- Off-Road Parking In A Sought-After Leckhampton Location

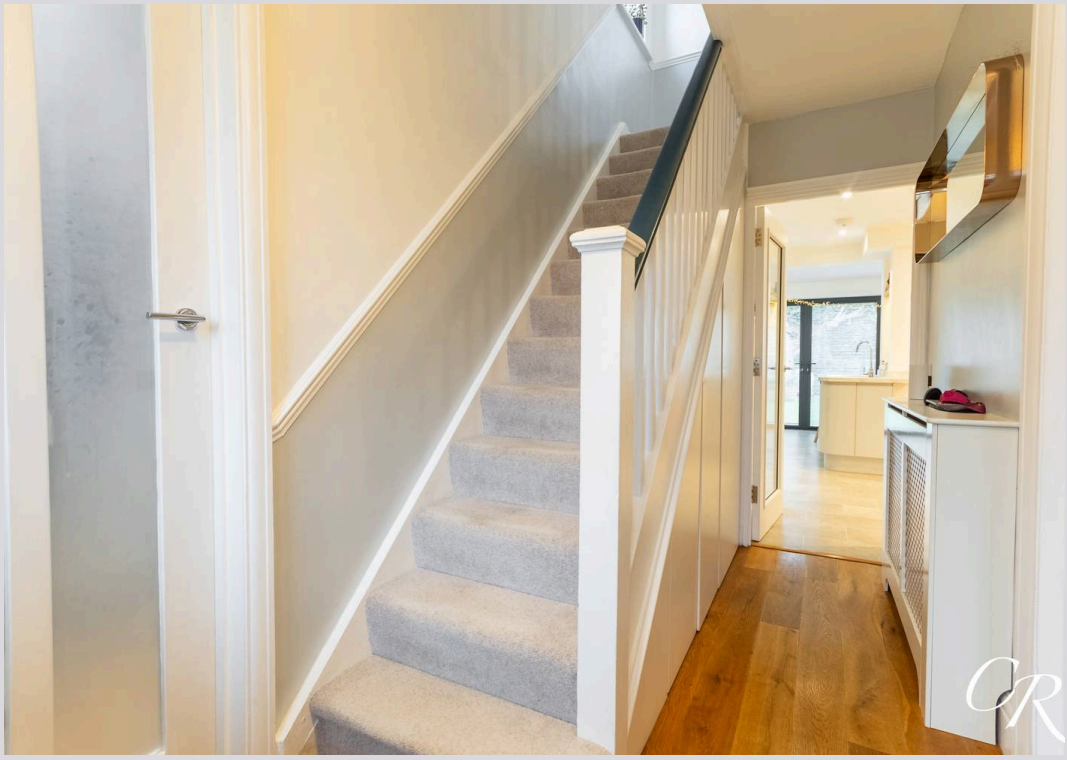



Bottled Spring Water
Harrogate
Bottled: 6th April 1953


















KING
KIRBY
AND GREATER
THAN EVER!











An attractive and beautifully presented four-bedroom semi-detached family home, situated in the highly desirable Leckhampton area of Cheltenham. Thoughtfully extended and improved by the current owners, the property offers versatile accommodation arranged over three floors. Highlights include an impressive open-plan kitchen/dining/family room with bifold doors opening onto the rear garden, and a superb second-floor principal bedroom suite with en-suite facilities and air conditioning. The home also has excellent storage throughout.

Entrance Hall: The welcoming entrance hall features attractive wood flooring, neutral décor and a staircase leading to the first floor, with useful understairs storage cupboards. Doors provide access to the sitting room, cloakroom and kitchen/dining/family room.

Sitting Room: Positioned at the front of the property, the beautifully presented sitting room provides a comfortable space to relax. It features a large window with fitted blinds, useful built-in storage cupboards, carpeted flooring and a traditional-style radiator.

Kitchen/Dining/Family Room: Undoubtedly one of the standout features of this home, the impressive extended kitchen/dining/family room provides a wonderful space for modern family living and entertaining.

The contemporary kitchen is fitted with an extensive range of high-gloss wall and base units, complemented by contrasting worktops and an attractive hexagonal tiled splashback. Integrated appliances include a double electric oven, gas hob and extractor hood. A central peninsula incorporates a sink, fitted dishwasher, additional cupboards and breakfast bar seating.

The kitchen flows seamlessly into the dining and family areas, providing ample space for a substantial dining table and additional comfortable seating. Two Velux windows with fitted remote control blinds allow natural light to flood the room. Wide bifold doors with fitted blinds open directly onto the rear garden, creating an excellent connection between the indoor and outdoor spaces.

Off the kitchen/dining/family room are two large storage cupboards, providing plenty of additional storage for the home. One is fitted with shelving and has space for both a washing machine and a tumble dryer.

Karndean flooring extends throughout the room, complemented by underfloor heating for additional comfort.

Cloakroom: Conveniently positioned on the ground floor, the cloakroom is fitted with a white suite comprising a WC and wash hand basin, complemented by mosaic-style splashback tiling and a frosted window.

First Floor Landing: The first-floor landing provides access to three bedrooms, the family bathroom and the staircase leading to the second-floor principal bedroom suite.

Bedroom Two: A well-presented double bedroom overlooking the rear garden, offering space for a double bed and freestanding furniture. The room benefits from neutral décor, carpeted flooring and a traditional-style radiator beneath the window.

Bedroom Three: Positioned at the front of the property, this well-presented double bedroom offers ample space for a double bed and additional bedroom furniture. A window with a fitted blind provides natural light, while neutral décor and carpeted flooring complete the room.

Bedroom Four: Currently utilised as a dedicated home office, this versatile room overlooks the rear garden and benefits from fitted wardrobes with sliding doors. It could alternatively serve as a nursery, occasional bedroom or study, depending on individual requirements.

Family Bathroom: The well-presented family bathroom is fitted with a white suite comprising a panelled bath with shower over and glass screen, wash hand basin and WC. Contemporary grey wall tiling complements the suite, while a frosted window provides natural light and privacy.

Second Floor Landing: A staircase rises to the second floor, which has been converted by the current owners to create an impressive principal bedroom suite.

Bedroom One: Occupying the second floor, the principal bedroom provides an attractive and private retreat with space for a queen bed, and two roof lights allow natural light into the room.

The bedroom features extensive fitted wardrobes with mirrored sliding doors, a striking navy panelled feature wall, recessed ceiling lighting and a contemporary vertical radiator.

Additional benefits include mains-powered air conditioning, useful eaves storage and access to a private en-suite shower room.

En-Suite: The stylish en-suite is fitted with a contemporary white suite comprising a shower enclosure with a rainfall-style shower head and additional handheld attachment, a wash hand basin and a WC. Striking navy metro wall tiles, patterned flooring and an illuminated mirror complete the room.

Garden: To the rear, the property enjoys an attractive and well-maintained south-westerly facing garden, thoughtfully arranged to provide areas for relaxation and outdoor entertaining.

A paved terrace immediately adjoining the kitchen/dining/family room offers an ideal setting for outdoor seating. Beyond it, a lawn is bordered by established shrubs, trees and colourful planting.

An additional paved seating area at the rear of the garden provides a further space for alfresco dining. Stepping stones lead towards a timber garden shed offering useful storage, while established planting and timber fencing create an attractive and private setting.

Parking: To the front, the property benefits from a gravelled frontage providing off-road parking for two vehicles.

Additional Details:
Tenure: Freehold
Council Tax Band: C
EPC Rating: TBC

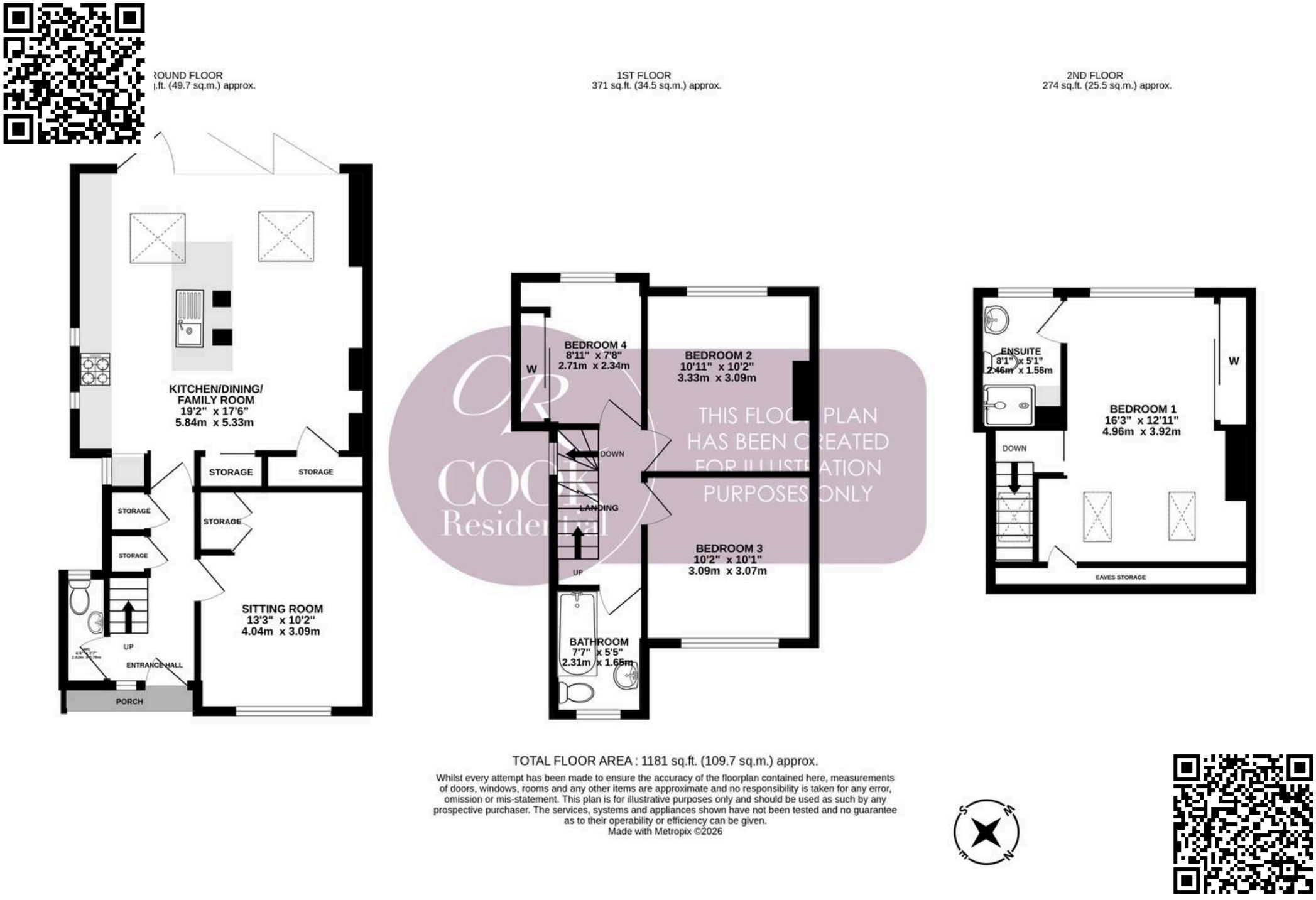
Location: Naunton Way is situated in the highly sought-after residential area of Leckhampton, one of Cheltenham's most desirable locations for families and professionals alike.

The property is conveniently positioned for the popular Bath Road shopping area, which offers a variety of independent shops, cafés, restaurants and everyday amenities. Nearby Naunton Park provides attractive green space and recreational facilities, while the beautiful Leckhampton Hill and surrounding countryside offer opportunities for walking and outdoor pursuits.

The area is well served by a selection of highly regarded schools, including Naunton Park Primary School and High School Leckhampton, with school admissions subject to the relevant catchment areas and availability.

Cheltenham Town Centre, Montpellier and the Promenade are also within easy reach, offering an extensive selection of shopping, dining and leisure facilities.

Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, they are intended as a general guide only and do not form part of any offer or contract. All measurements, descriptions and information provided should be independently verified by prospective purchasers. Fixtures, fittings and appliances have not been tested by Cook Residential, and no guarantee can be given as to their condition or working order. Prospective purchasers should satisfy themselves regarding all relevant property information before proceeding with a purchase.



TOTAL FLOOR AREA : 1181 sq.ft. (109.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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