



The Reddings, Cheltenham, GL51 6RY

£650,000

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Welcome to Larkin, a beautifully designed semi-detached home located in the desirable Reddings area of Cheltenham. Built in 2018, this stunning property offers 1,655 sq. ft. of spacious living and modern amenities, making it a perfect family residence.

Description:

Step into an inviting entrance hall that gracefully leads to both formal and casual living spaces. The ground floor features a bright and airy sitting room, providing a perfect space for relaxation. The heart of the home is the open-plan kitchen/dining/family room. This vibrant area is designed for both entertaining and day-to-day living, complemented by sliding doors that seamlessly connect to the sun terrace and landscaped garden. The bespoke kitchen boasts high-quality integrated appliances and stylish worktops, ideal for culinary enthusiasts.

On the first floor, you will find the principal bedroom, which benefits from a contemporary en-suite shower room, along with an additional luxury family bathroom serving the other bedrooms. The fourth bedroom is situated on the second floor, complete with its own shower room and housing for the central heating system, providing a versatile space for guests or older children.

Outside Space:

The exterior showcases a modern design, featuring soft render and elegant facades. The property is set within a tranquil neighborhood, offering a private rear garden that is easily manageable, perfect for outdoor family activities or Sunday barbecues.

Local Area:

Located in the Reddings, this home enjoys easy access to local amenities and green spaces. Nearby parks offer recreational opportunities, and the area is well-connected to Cheltenham's vibrant town center and close to the M5. Within a short drive, residents can explore local shops, restaurants, and the rich cultural offerings of Cheltenham, including festivals and esteemed educational institutions.

Features and Description



Approximate Gross Internal Area 1655 sq ft - 153 sq m

Ground Floor Area 733 sq ft – 68 sq m

First Floor Area 616 sq ft – 57 sq m

Second Floor Area 306 sq ft – 28 sq m



Ground Floor

First Floor

Second Floor

- Semi-Detached Home
- Open-Plan Kitchen
- En-Suite
- Landscaped Garden
- Modern Design
- Built in 2018
- Principal Bedroom
- 1,655 sq. ft.
- Off-Road Parking
- Tranquil Neighborhood



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		94
(81-91) B	87	
(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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