



Burnet Drive, Cheltenham, GL53 0FD

In Excess of £560,000





Burnet Drive

Cheltenham, GL53 0FD

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Four Bedroom Detached Family Home
- Catchment Area For Leckhampton High and Primary Schools
- Five Years NHBC Warranty Period Left
- Well Presented Throughout
- Laid To Lawn Garden
- Private Garage and Driveway Parking





This beautifully presented four-bedroom detached home offers a superb balance of modern living and practical family space, extending to approximately 1,302 sq. ft. Positioned within a desirable residential development within Leckhampton, the property enjoys a bright and spacious layout, contemporary finishes, and the benefit of a detached garage with driveway parking for up to three vehicles. The property also benefits from the remainder of its NHBC warranty, offering additional peace of mind for purchasers.

Entrance Hall: A welcoming and well-proportioned entrance hall sets the tone for the home, featuring wood-effect flooring and a light, neutral décor. There is useful storage beneath the stairs, along with access to the principal ground floor rooms.

Cloakroom: Conveniently located off the hallway, fitted with a WC and wash hand basin.

Sitting Room: Positioned to the front of the property, the sitting room is a comfortable and well-sized reception space, benefitting from a large window that allows for an abundance of natural light. The room offers flexibility for a variety of furniture layouts, making it ideal for both relaxing and entertaining.

Kitchen/Dining Room: Spanning the rear of the property, this impressive open-plan space forms the heart of the home. The kitchen is fitted with a range of modern wall and base units, complemented by generous worktop space and integrated appliances. There is ample room for a dining table, creating an ideal setting for both everyday family life and entertaining. Double doors open directly onto the rear garden, enhancing the sense of space and providing excellent indoor-outdoor flow.

First Floor Landing: A central landing provides access to all four bedrooms and the family bathroom, with additional storage.

Bedroom One: A spacious double bedroom overlooking the front aspect, benefitting from built-in wardrobe space and access to a private ensuite.

Ensuite: Fitted with a modern suite comprising a shower enclosure, wash hand basin, and WC, finished with contemporary tiling and a heated towel rail.

Bedroom Two: A well-proportioned double bedroom enjoying a pleasant outlook over the rear garden.

Bedroom Three: A comfortable bedroom, ideal for use as a guest room or children's bedroom.

Bedroom Four: Currently arranged as a home office, this versatile room could equally serve as a bedroom, nursery, or study.

Family Bathroom: The main bathroom is fitted with a white suite including a panelled bath, wash hand basin, and WC. A window provides natural light and ventilation, while the room is finished in neutral tones with a heated towel rail.

Garden: The property benefits from an enclosed rear garden, mainly laid to lawn with a patio seating area, ideal for outdoor dining and entertaining. The space offers a safe and private environment for families.

Parking & Garage: The property benefits from a driveway providing off-road parking for up to three vehicles, leading to a detached garage offering additional storage or parking.

Additional Details:

Tenure: Freehold

Council Tax Band: E

Estate Charge: Approx. £100 per annum

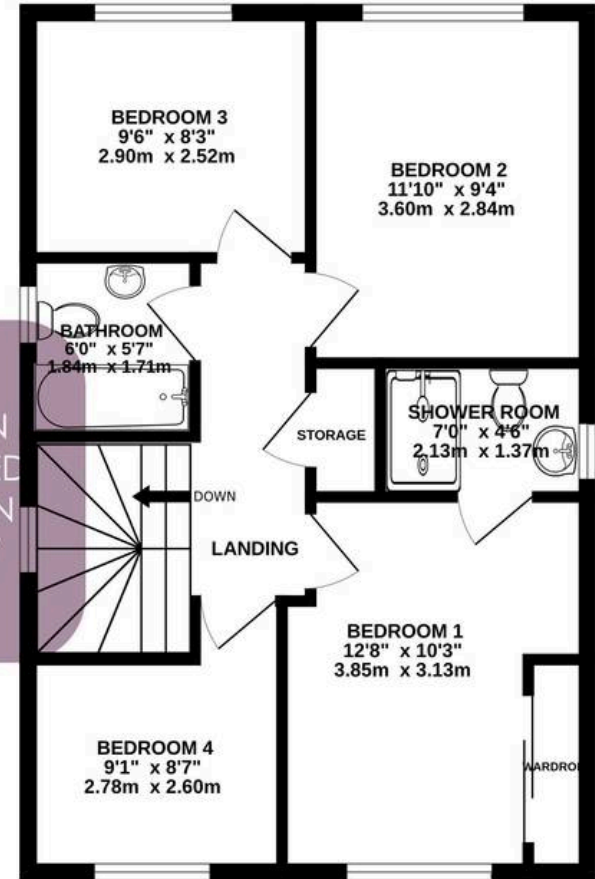
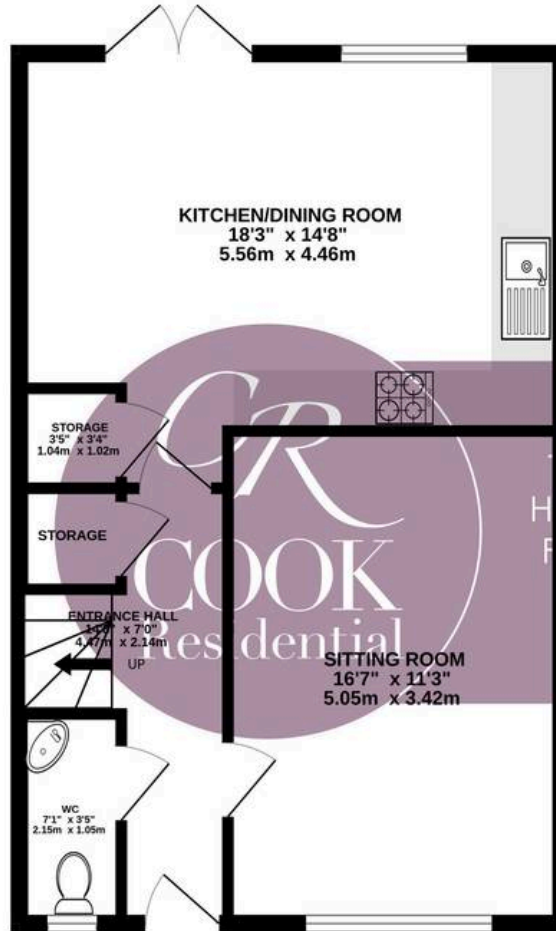
Location: Burnet Drive is situated within a sought-after residential area of Leckhampton, offering a wonderful balance of convenience and community. The property falls within the highly regarded Leckhampton High School and local junior school catchments, making it particularly appealing for families. There are a range of nearby amenities, green spaces, and excellent transport links, with Cheltenham town centre easily accessible for a wider selection of shops, restaurants, and leisure facilities.

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.



GROUND FLOOR
757 sq.ft. (70.4 sq.m.) approx.

1ST FLOOR
545 sq.ft. (50.6 sq.m.) approx.



THIS FLOOR PLAN
HAS BEEN CREATED
FOR ILLUSTRATION
PURPOSES ONLY

TOTAL FLOOR AREA : 1302 sq.ft. (121.0 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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For more detailed information please refer to the Cook Residential website. 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.