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## 4 Coates Gardens

Charlton Kings, Cheltenham, Gloucestershire, GL53 8AX



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*A lovely, terraced, quality home located in this smart and exclusive development in the heart of Charlton Kings.*

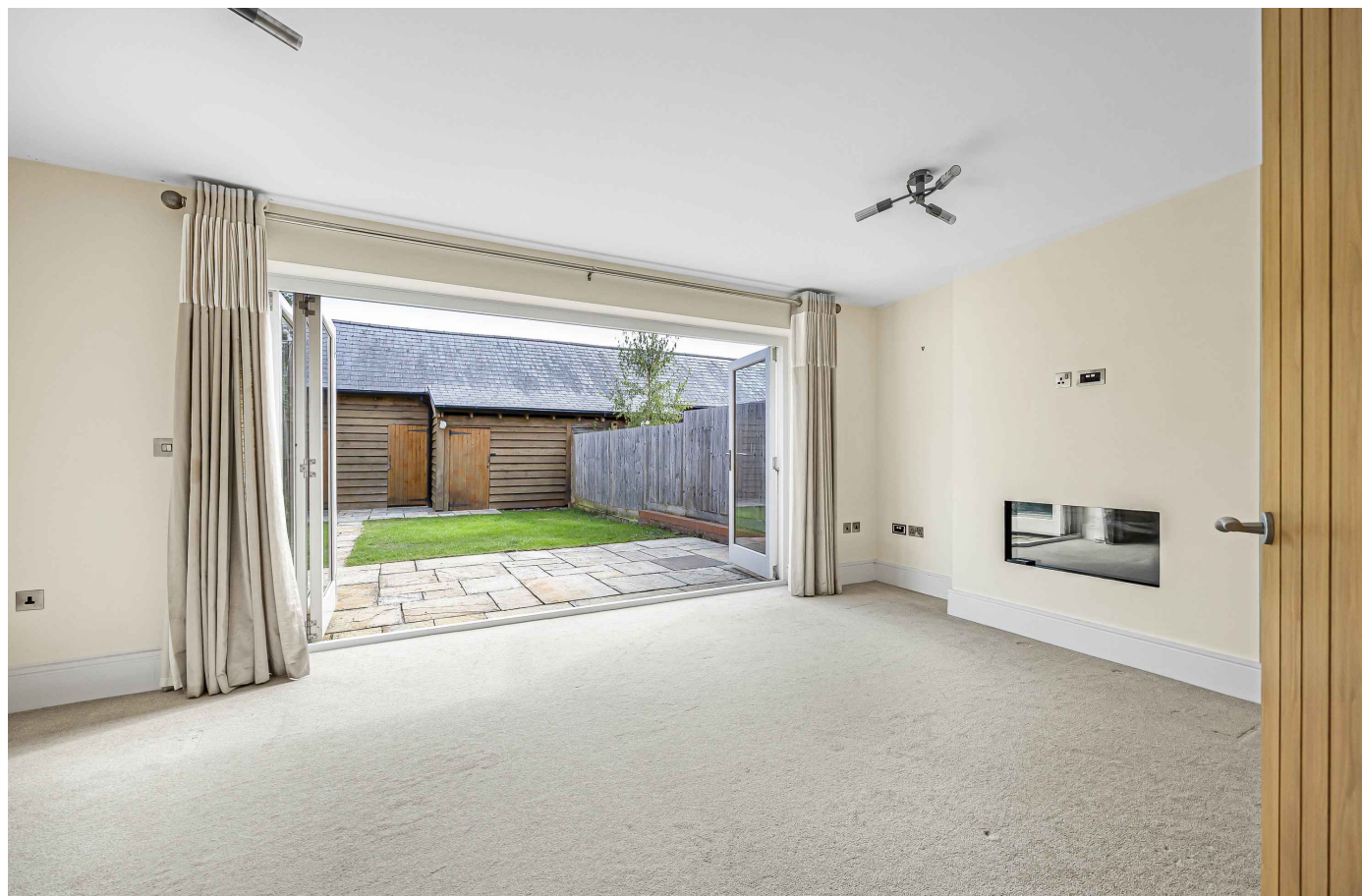
- Reception hall
- Sitting room
- Kitchen/Dining room
- Cloakroom
- Principal bedroom with en suite
- Two further bedrooms
- Family bathroom
- Garden
- Carport and parking for two cars
- Potential to extend subject to planning

Forming part of an exclusive enclave of modern homes, Coates Garden was constructed in 2015 by well-reputed, Spitfire Homes who specialise in new build homes of exceptional quality.

Number 4 is an excellent home which has been carefully designed to use every inch of its square footage with a balance of bedroom and living spaces. Of worthy note, the loft space is particularly spacious and the neighbouring properties have converted this to make a fourth bedroom with en suite, subject to planning.

An entrance hall provides a lovely first entry with a cloakroom off and the kitchen to one side. The kitchen is fitted with Poggenpohl units, appliances by Neff and within this space, there is ample room for a dining table.

Across the rear of the house is the sitting room, with bi-fold doors out to the southerly facing garden.





On the first floor, there are three bedrooms. The principal bedroom enjoys an en suite and the two further double bedrooms share a modern family bathroom. All the bathrooms are fitted with Villeroy Boch sanitary ware.

#### Outside:

There is a lovely southerly-facing, outdoor space comprising area of lawn with a patio terrace accessed from the sitting room. Designed to be low maintenance, yet a place to sit and enjoy. There is a double carport for two cars to privately park.

#### Situation:

Coates Gardens is a smart enclave set off East End Road in a quiet position within a short stroll of the boutique shops at Sixways and those on Lyefield Road. The house offers a short route by foot to the sought-after Charlton Kings Infants' School, Charlton Kings Juniors and Balcarras Secondary School. These three schools are widely known with Balcarras reputed for being one of the top schools in the country. This, and the vibrant community on offer, has helped to retain the prestigious status Charlton Kings holds as one of the best addresses within the area. The location also has excellent access onto the A40 for Oxford and London and Cheltenham town centre is only 4 miles away.

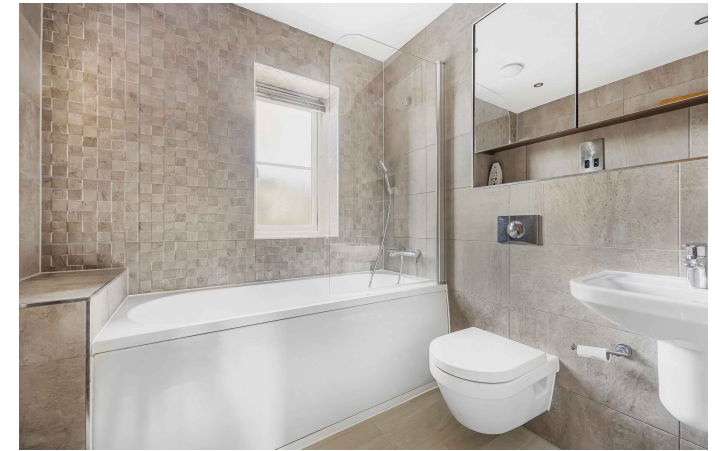




Approximate Gross Internal Area 1005 sq ft – 92 sq m  
 Ground Floor Area 479 sq ft – 44 sq m  
 First Floor Area 479 sq ft – 44 sq m  
 Outbuilding Area 47 sq sq ft – 4 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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