



Buckles Close
Cheltenham GL53 8QT

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****NO CHAIN** **CHARLTON KINGS** **DETACHED HOUSE****

Leaders are proud to offer with no onward chain this beautifully presented 4 Bedroom Detached House in the extremely desirable area of Charlton Kings boasting a quiet cul-de-sac location, garage and driveway parking.

Prominently located within the Balcarras School catchment area, Buckles Close is an ideal area for families looking to find an attractive home within walking distance to local amenities including well renowned local pubs, local supermarket, open playing fields and park as well as takeaways and Church.

The modern and flexible accommodation briefly comprises, three spacious double bedrooms, two benefitting from in-built wardrobes, a further large single bedroom with in-built wardrobes, stylish modern family bathroom with separate shower, contemporary styled kitchen with integrated appliances, separate dining room, large lounge with patio doors to the enclosed rear garden, a neat W.C and a link detached garage.

Additional notable benefits of the property include the driveway parking for at least two cars, gas central heating and the enormous potential to open out the accommodation to create a very special family home in a very special area.



Approach

Located between the heart of Charlton Kings village and the Balcarras Junior School, Glynrosa Road leads from East End Road and feeds through to Buckles Close. Within this quiet residential cul-de-sac is a small lane through to the village centre and access to the public park and playground. Potential buyers have benefit of the well renowned local pubs, shops and takeaways as well as good access routes to Cheltenham Town Centre and out towards Cirencester. The property is set up slightly with the driveway arcing round the front entrance and garage.

Entrance Hall

Small entrance hall with access to the W.C. and further external door towards the garage.

Kitchen

Stylish and Modern kitchen with a combination of base and eye level cream gloss units, dark laminated worktop boasting an integrated double oven, ceramic hob with stainless steel and glass extractor hood, fridge-freezer, dishwasher and washing machine. With large windows and light tiled floor the kitchen feels bright and airy.

Lounge

Spacious lounge with patio doors to the private rear garden, currently laid with neutral carpet flooring.

Dining Room

Separate generous dining room, perfect for entertaining. Gives the potential to open out the accommodation through to the lounge or kitchen.

W.C.

Neat and well presented cloakroom off the entrance hall providing the high standard of convenience expected in family home.

Master Bedroom

Large double bedroom with integrated treble wardrobes and sizeable windows looking out over the garden to the rear.

Bedroom 2

Generous double bedroom with integrated double wardrobes and views out to the rear of the property.

Bedroom 3

Further spacious double bedroom with views out over the garage and front driveway.

Bedroom 4

Roomy single bedroom with integrated wardrobes.

Bathroom

Beautiful family bathroom, stylishly two tone tiled floor to ceiling, with separate walk in shower, pedestal regal style sink, toilet and wood paneled bath.

Garden

Private enclosed garden to the rear of the property, mainly laid to lawn and complemented with various shrubs, flowers and plants, with side access from the front.

Garage

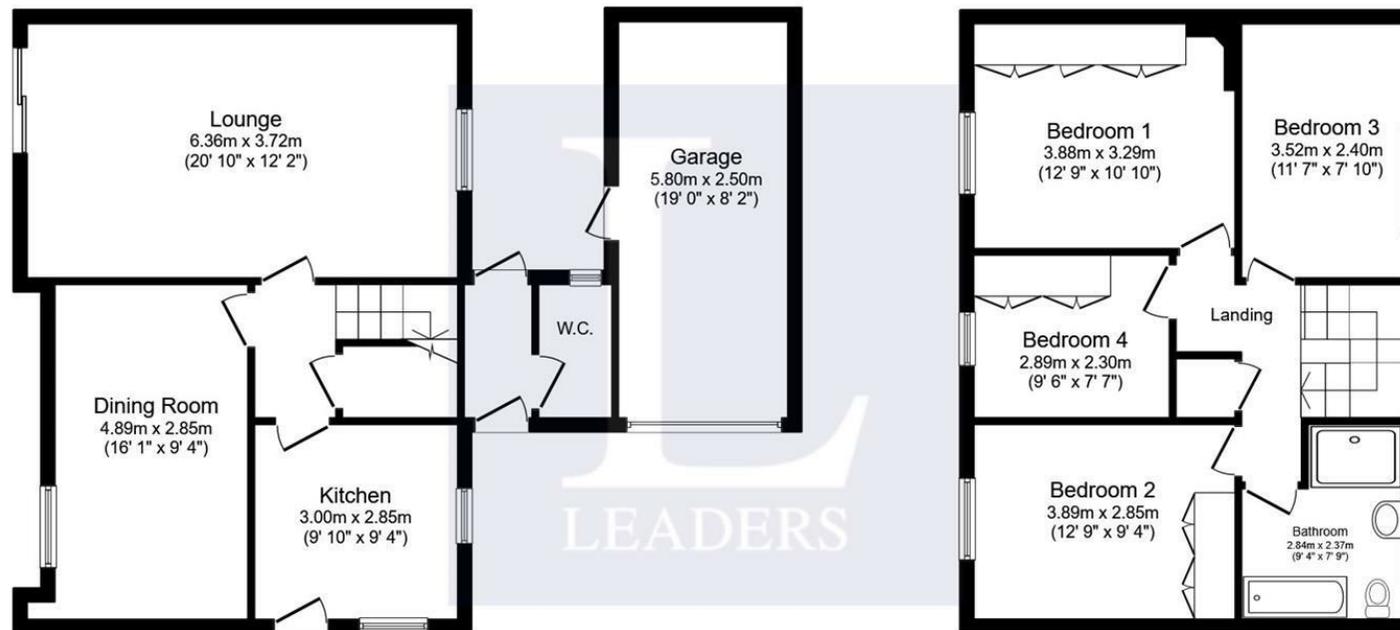
Link detached large single garage, with up and over door, offering excellent storage or additional parking for a small car.

Disclaimer

These particulars are believed to be correct and have been verified by or on behalf of the Vendor. However any interested party will satisfy themselves as to their accuracy and as to any other matter regarding the Property or its location or proximity to other features or facilities which is of specific importance to them. Distances and areas are only approximate and unless otherwise stated fixtures contents and fittings are not included in the sale. Prospective purchasers are always advised to commission a full inspection and structural survey of the Property before deciding to proceed with a purchase.







Ground Floor

First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Total floor area 128.0 sq. m. (1,378 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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