



# The Reddings

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Northbank Close, The Reddings, Cheltenham, GL51 6UA

£515,000 Freehold

An extended, beautifully presented, 3 bedroom, detached family house with additional family room and impressive c.74ft rear garden.

DETACHED FAMILY HOUSE • entrance hall • cloakroom • kitchen/dining room • living room • 21' family room • 3 bedrooms • family bathroom • 74ft well stocked rear garden • driveway & ample parking • 18' garage • gas central heating & double glazing

## Description

An impressive property which has been thoughtfully extended and constructed over 3 floors to offer versatile and beautifully presented accommodation throughout. Situated within a cul-de-sac position, this welcoming home includes a reception hall, cloakroom, well appointed kitchen/dining area with central island and useful walk-in pantry, and inner hall with doorway to the living room. On the lower ground floor, there is a light and airy 21' family room with feature fireplace, sliding patio doors and additional French doors leading to the pristine rear garden. On the first floor, there are 3 bedrooms and a family bathroom with separate shower cubicle. Outside, there is an 18' garage with utility sink to the rear and separate store room. The beautiful c.74ft rear garden has a generous raised patio, ideal for outdoor dining, with steps leading down to a lawn with a large variety of mature planting. To the front of the property is a driveway providing ample off-road parking.

## Further Information:

**Local Authority** Cheltenham Borough Council. **Tax Band** D. **Electricity** Mains. **Water** Mains. **Sewerage** Mains. **Heating** Gas Central Heating. **Broadband** Connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services



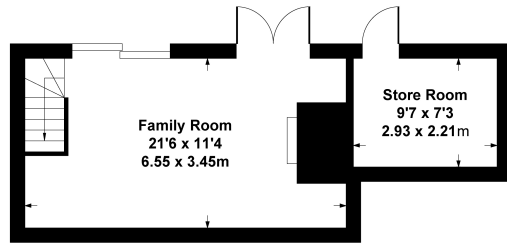


### Situation

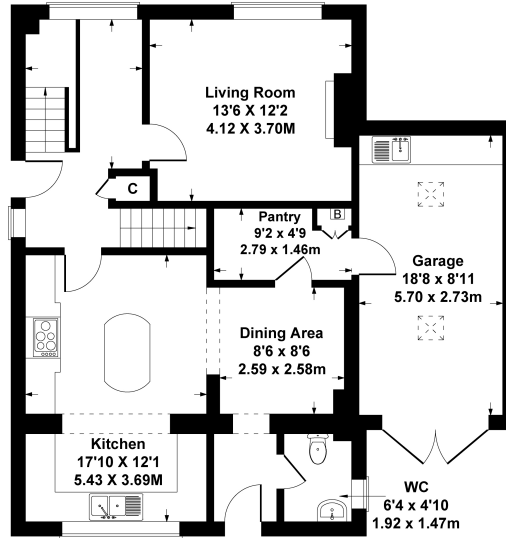
Conveniently situated close to a range of excellent amenities, including schools for all age groups, a library, medical centre, community centre, and superstore. Northbank Close is very well placed with easy access to the M5, M4, A417, and the railway station with London Paddington just 2 hours away. Cheltenham is a vibrant Regency town, best known for its beautiful architecture, excellent shopping, and horse racing at the world famous Prestbury Park Racecourse. Cheltenham also plays host to the music, jazz, science, and literature festivals held in Imperial Gardens.

## 7 Northbank Close

Approximate Gross Internal Area  
 House = 1625 sq ft - 151 sq m  
 Garage = 183 sq ft - 17 sq m  
 Total = 1808 sq ft - 168 sq m



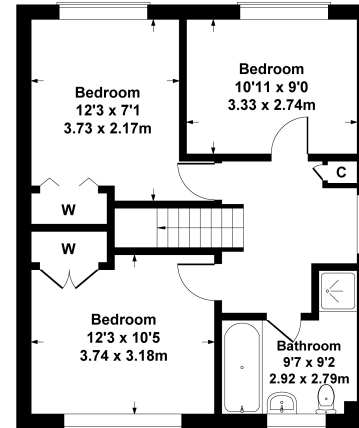
LOWER GROUND FLOOR



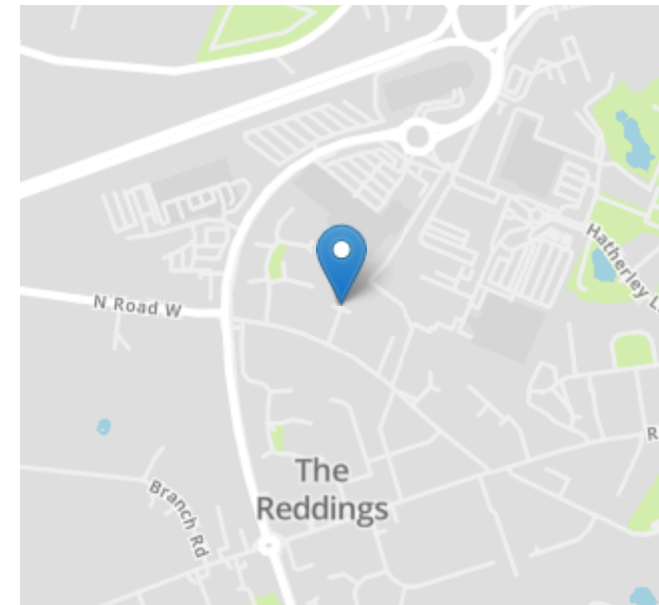
GROUND FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
 All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024



FIRST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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