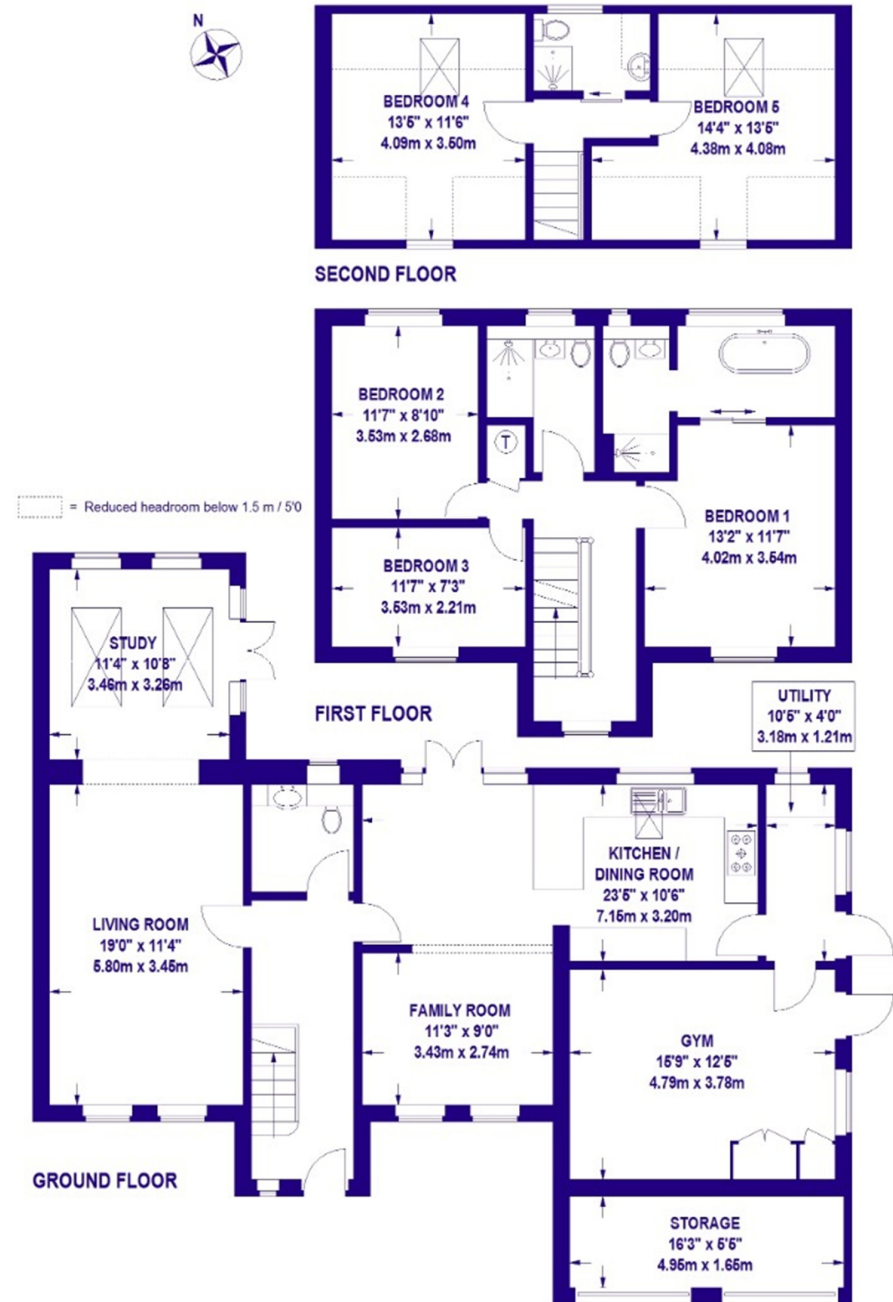


Approximate Gross Internal Area = 197.6 sq m / 2127 sq ft
 Storage = 8.6 sq m / 93 sq ft
 Total = 206.2 sq m / 2220 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
 Errington Smith Sales & Lettings

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- f). Purchasers must satisfy themselves by inspection of the property and relevant original documentation or otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
- g). The information in these particulars is given without responsibility on the part of Nigel Errington-Smith & Company Limited or their clients.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



21 Amaranth Way, Up Hatherley, Cheltenham, Gloucestershire GL51 3YU

A greatly extended and beautifully presented five bedroom detached family house located in a desirable cul-de-sac within a sought after residential area providing easy access to the town centre, M5 motorway and local amenities.

Residential Sales | Lettings | Property Management

01242 575805 www.erringtonsmith.com 107 Promenade Cheltenham Gloucestershire GL50 1NW

21 Amaranth Way, Up Hatherley, Cheltenham, Gloucestershire GL51 3YU

A greatly extended and beautifully presented five bedroom detached family house located in a desirable cul-de-sac within a sought after residential area providing easy access to the town centre, M5 motorway and local amenities. Its generously proportioned and extremely well-presented accommodation on the ground floor comprises in brief, an entrance hall, a large living room that opens into a splendid dining room/study with double doors onto the rear garden, a cloakroom, a wonderful open plan living space providing a modern fitted kitchen/breakfast room that flows effortlessly into a dining area and a family room, a utility room and a large gym that has been created by converting most of what was the double garage. Upstairs on the first floor there are three bedrooms, including the principal bedroom with an impressive en-suite bathroom containing a roll top bath and separate shower cubicle, plus a family shower room. Above there are two further well-sized bedrooms and a second family shower room. Additional benefits of this fine property include gas fired central heating, double glazing, a storeroom, off-road parking for several vehicles and a wonderful landscaped rear garden with a large expanse of lawn, a spacious patio area for outdoor dining plus a separate seating area. Council tax band - E



Directions

Leave Cheltenham via Bath Road and at the roundabout proceed over onto Shurdington Road (A46). At the next roundabout take the second exit onto Up Hatherley Way followed by the first right onto Jasmin Way. Take the first left onto Amaranth Way where the property can be found on the right hand side.

Price:

£750,000

Tenure:

Freehold

Contact:

Karen Short