



Tel: 01242 676767

[www.cotswoldestateagents.co.uk](http://www.cotswoldestateagents.co.uk)

41a Church Road, Bishops Cleeve, Cheltenham, GL52 8LP

32, King Henry Close  
GL53 7EZ

**£489,950**



FOR SALE



Set in a prime location within the prestigious Charlton Park area is this beautifully presented three bedroom property. The spacious well planned living accommodation features modern wet room, lounge and kitchen/dining/family room with built in and integrated appliances. On the first floor there is a modern bathroom suite and three double bedrooms. To the exterior there are attractive south facing landscaped gardens and a block paved driveway leading to garage. The property is convenient to local schooling and the Bath roads fashionable range of shopping facilities and amenities, East Gloucestershire tennis club and Cox's meadow. \* Prompt viewing is recommended \*

Entrance hall with doors to wet room/cloakroom, lounge and stairs to first floor living accommodation. Wet room/cloakroom: recently fitted fully tiled wet room fitted with Mira shower unit and shower screen, vanity unit, WC, heated towel rail and ceramic tiled flooring with underfloor heating. Lounge: doors with integrated blinds to patio and rear garden, double doors to kitchen/dining/family room with double glazed doors with integrated blinds to patio and rear garden. Extensively fitted kitchen comprising a matching range of eye and base level storage units with built-in and integrated appliances to include fan assisted oven, microwave, gas hob with extractor hood, integrated fridge freezer and space and plumbing for dishwasher and washing machine. Built-in storage cupboard.

On the first floor: landing, trap to loft space, doors to bathroom and bedrooms one two and three. Bathroom: replacement white suite comprising bath with tiled splashbacks, shower unit, wash hand basin and WC, heated towel rail and built-in airing cupboard housing gas combination boiler. Bedroom one: window with integrated blinds with views over open green, trap to loft space and built-in double wardrobe. Bedroom two: window with integrated blinds with views over green and built-in double wardrobe. Bedroom three: window to front aspect.

Exterior: Block paved driveway leading to garage, front garden being laid to lawn with silver birch tree and well stocked with flower and shrub borders. Rear garden: south facing, enclosed with wooden fencing with two-tiered garden and two separate patio areas, stocked with various flower and shrub borders. Remote controlled sun blind, outside lighting and greenhouse.

Wet room/cloakroom: 11' 5 x 5' 5

Lounge: 15' 9 max x 12' 7 max

Kitchen Diner/family room: 10' 2 max x 11' 6 max









