

3 HALES MEAD

HALES CLOSE, CHELTENHAM, GLOUCESTERSHIRE, GL52 6TE



3 HALES MEAD, HALES CLOSE

Located towards the end of this highly sought after no through road, this beautifully finished, contemporary detached family house enjoys particularly bright and spacious accommodation including four double bedrooms, approaching 2,000sq.ft. arranged over two floors with south facing gardens.

- Wide reception hall with cloakroom and stairs to the first floor
- Sitting room with sliding doors into the garden
- Substantial kitchen/breakfast/dining/family room with fully integrated appliances and a dual aspect including sliding doors into the garden
- Study/play room
- Master bedroom suite with en-suite shower room and a wall of fitted wardrobes
- Three further double bedrooms and principal bathroom with separate shower cubicle
- South facing gardens laid predominantly to lawn with a large patio area suitable for al fresco dining
- Block paved driveway providing off road parking for two vehicles with further unrestricted parking available on the road

DESCRIPTION

Constructed within the last five years, this beautifully designed and finished detached family home has been built with a contemporary design which is replicated internally through the use of contemporary fixtures and fittings including a handleless kitchen with central island and modern bath/shower rooms. For sale in exceptional cosmetic condition offering the ability to move straight in.





SITUATION

In a peaceful position at the end of this sought after no through road within an enjoyable walk of Cheltenham's eclectic High Street and architecturally inspiring Promenade. The property is set well back from the road and offers a beautifully private garden which faces south. Also within walking distance are Berkhamstead School and Holy Apostles Primary School, whilst a range of local amenities may be found close by together with Cheltenham Cricket Ground, the General Hospital and Sandford Park with its famous open air lido. The property is well positioned for access to the M5.

GENERAL INFORMATION

Services:
Mains water, electricity, gas and drainage are connected to the property.

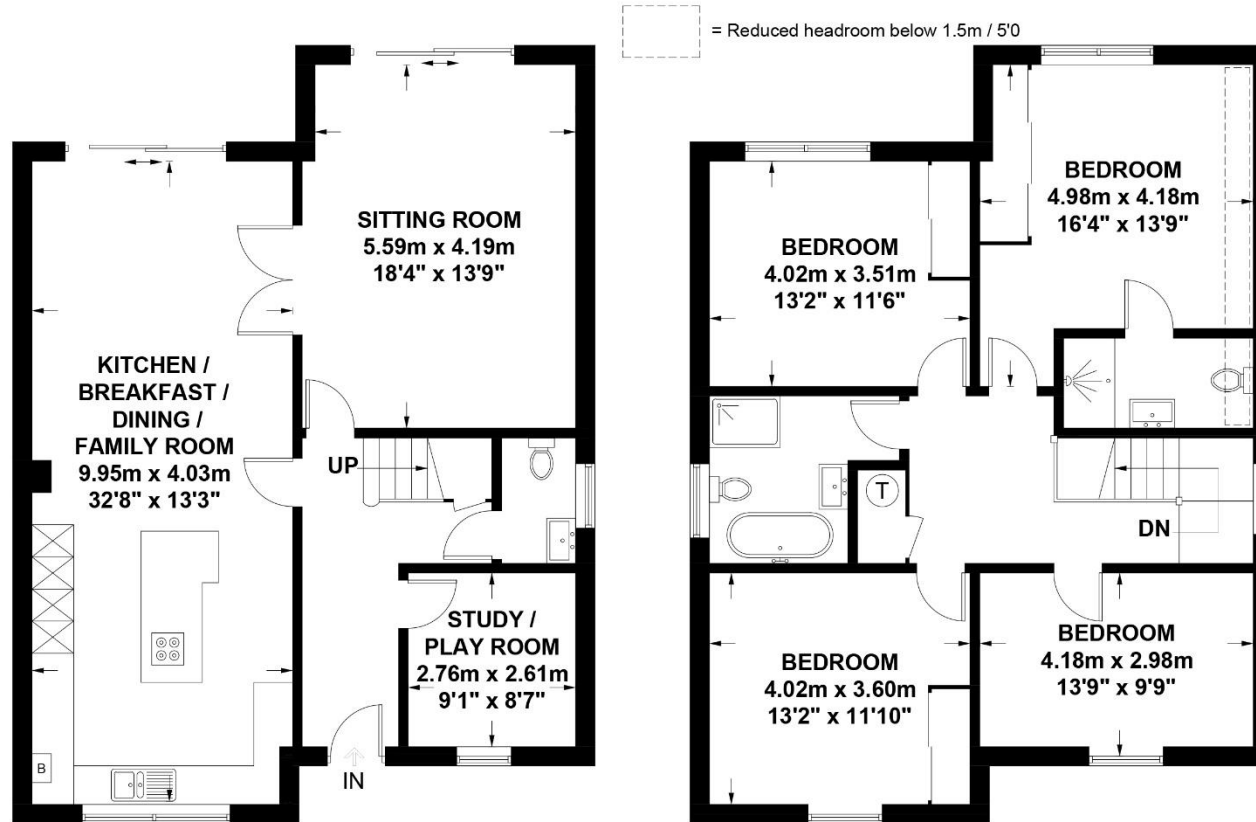
Local Authority:
Cheltenham Borough Council: 01242 262626.
Council Tax Band: (F) - £2,532.50pa. (2018/2019).

VIEWINGS

Strictly by prior appointment through the sole agents, Charles Lear & Co. on 01242 222722.



Approximate Gross Internal Area = 174.3 sq m / 1876 sq ft



GROUND FLOOR
940 SQ FT / 87.3 SQ M

FIRST FLOOR
936 SQ FT / 87 SQ M

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.
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