

**TG**

SALES & LETTINGS



# Chasely Crescent, Up Hatherley, Cheltenham Gloucestershire GL51 3RY

**£775,000**

- Six Bedrooms
- Immaculately Presented
- Home Office (Bedroom Six)
- Family Room
- Modern Fitted Kitchen
- Solar & Battery Storage
- EV Charger
- No Onward Chain

**The Property** TG Sales are delighted to welcome this stunning five-bedroom detached family home in the highly desirable area of Up Hatherley, near Cheltenham. The property has been fully modernised throughout and provides flexible living space, which is large enough to accommodate home working and a separate master suite for extended or larger families. Step inside the entrance hall, and you will find a cloakroom to your left, stairs to the first floor with access to four bedrooms, and a dining room to the right, which leads to the home office or bedroom six. Continue along the hall, and you will enter the lounge, which has dual aspect windows to the front and rear of the property. The centre of the home is found to the rear of the property, where a modern, fully fitted kitchen with integral appliances is located with the benefit of a separate utility room. The Kitchen leads into the family room, which has bi-fold doors overlooking the patio area and well-kept mature gardens. The stairs to the master suite are accessed from here, alongside access to the garage. Take the main staircase from the entrance hall; here, you will find four bedrooms all with fitted wardrobes, and bedroom one comes with an ensuite. The family shower room completes this floor. The Master suite is accessed via the second staircase in the kitchen/family room; this luxurious space comprises a large open-plan bedroom with a walk-in wardrobe, dressing area and ensuite. Outside, the property is situated on the entrance to Chasely Crescent as a corner plot, with a lovely mature hedged garden to the front and side, with an enclosed rear garden and gate access. There is off-road parking for several vehicles, an EV charge point and an electric roller shutter door to the garage. The property further benefits from gas central heating, double glazing, solar panels and battery storage. In addition, the excess solar can be used to heat the hot water and used by the EV charger. This property is presented in beautiful condition and must be viewed to appreciate its size and quality of finish.



## **Situation**

This sought after location, close to excellent primary and secondary schools, local conveniences and motorway links. Cheltenham is the heart of the Cotswolds and a vibrant Regency town, best known for its excellent shopping, and horse racing at the world famous Prestbury Park Racecourse. Cheltenham also plays host to the music, jazz, science, and literature festivals currently held in Imperial Gardens.

## **Directions**

**SATNAV postcode GL51 3RY**

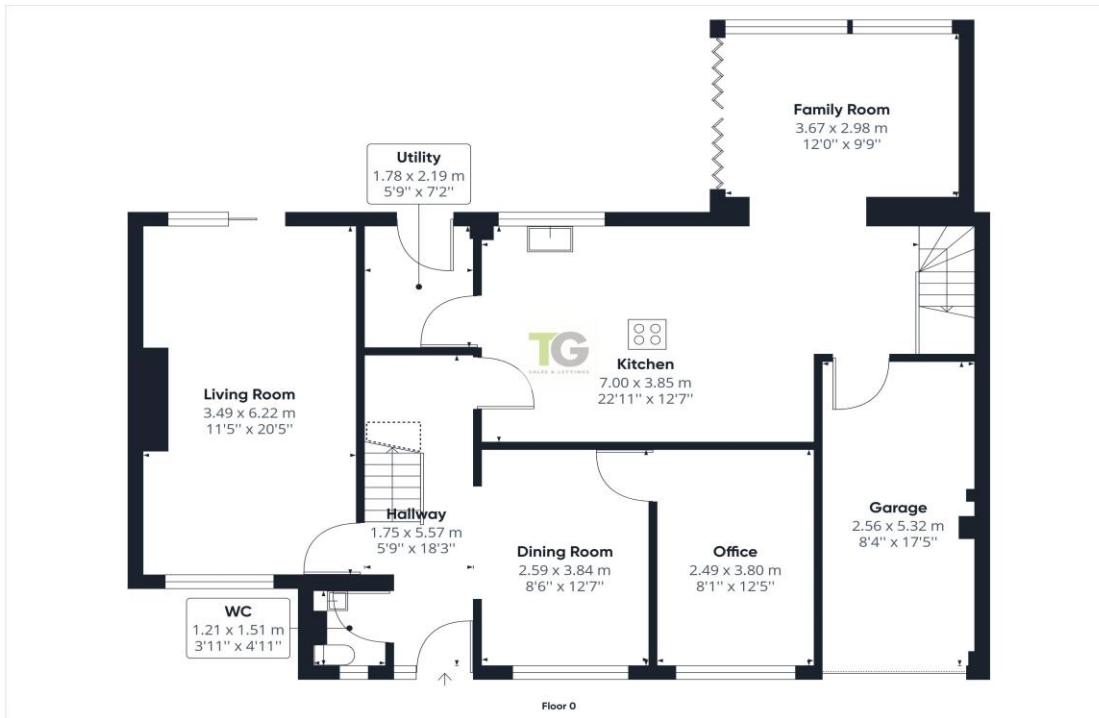
## **Tenure Freehold**

## **Local Authority Cheltenham**

**Services** Electric, Mains Gas, Mains Drainage and Water are all believed to be connected to the property.

**Council tax band F**





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>	88	90
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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