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## 9 Coates Gardens

Charlton Kings, Cheltenham, GL53 8AX

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*A deceptively spacious detached family home located in this smart and exclusive development in the heart of Charlton Kings, with gardens, garage and off road parking.*

- Reception hall
- Reception room
- Kitchen/Dining/Living room
- Utility room
- Snug
- Playroom/bedroom
- Shower room
- Home office
- Cloakroom
- Principal bedroom with ensuite
- Guest bedroom with ensuite
- Two further double bedrooms
- Family bathroom
- Garage and parking

Forming part of an exclusive enclave of modern homes, Coates Garden was constructed in 2015 by well reputed, Spitfire Homes who specialises in new build homes of exceptional quality. Number 9 is a wonderful family home and one of the larger homes on this development occupying a corner plot and offering deceptively spacious accommodation. At over c2800 Sq. Ft, the property has been designed with contemporary family living in mind, combining impressive accommodation with large rooms that can be used as required. Every detail has been considered in this unique build to ensure the highest quality with no compromise on comfort and balanced bedroom to living space.

A wide entrance hall introduces the reception rooms on the ground floor with a large sitting room across the rear, with a Juliet balcony opening to take in a view of the garden, a fireplace provides a focal point. This floor is a wonderful area that also offers a home office, a gym, which would also make an excellent guest bedroom, cloakroom, and drinks cupboard with boiling water tap and sink.



The lower ground floor is home to the beautiful kitchen/dining and family snug room which has bi fold doors that connects to the patio terrace and gardens. This is the hub of the house, well-appointed with a range of fitted units, integrated appliances and a large breakfast island. Open plan in style, there is ample space for a large dining table and sofas. A large utility room and shower room occupy the remaining space along with a further reception room that could also make a bedroom should a new owner wish.

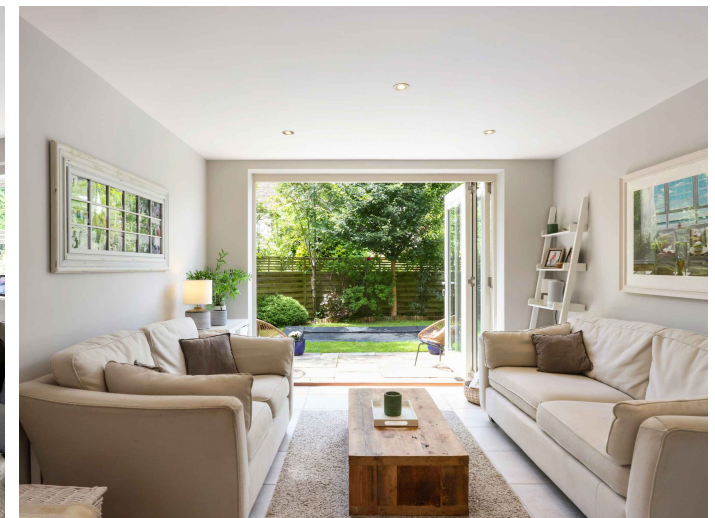
On the first floor are four double bedrooms. The principal suite has an en suite and fitted wardrobes. A Jack and Jill shower room provides facilities to two of the bedrooms whilst a family bathroom services the remaining bedroom.

#### Outside:

The gardens at Coates Gardens are particularly generous for a newer build home and provides a lovely backdrop to this family residence. An area of level lawn is generous in size with a large patio terrace that flanks the garden.

#### Situation:

Coates Gardens is a smart enclave set off East End Road in a quite position within a short stroll of the boutique shops at Sixways and those on Lyefield Road. The house offers a short route by foot to both the sought-after Charlton Kings Juniors and Balcarras secondary school. These two schools are widely known with Balcarras reputed for being one of the top schools in the country. This, and the vibrant community on offer, has helped to retain the prestigious status Charlton Kings holds as one of the best addresses within the area. The location also has excellent access onto the A40 for Oxford and London and Cheltenham town centre is only 4 miles away.



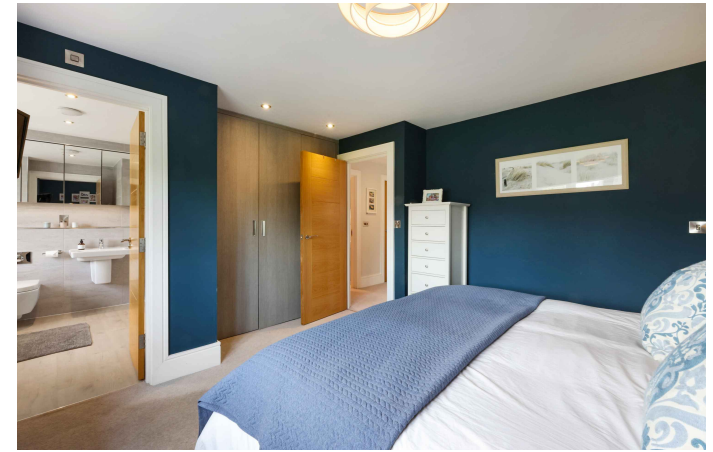
COATES GARDENS, GL53

Approx. gross internal area 2870 Sq Ft. / 266.6 Sq M.

Approx. gross internal area 2947 Sq Ft. / 273.8 Sq M. Inc. Garden Studio



All measurements are approximate and for guidance and illustrative purposes only. Photography and Floor Plans by www.thedowlingco.com - +44 7793 974 209



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Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
A	(91-100)		
B	(81-90)	81	85
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
<small>Not energy efficient - higher running costs</small>			
<small>England, Scotland &amp; Wales</small>		<small>EU Directive 2002/91/EC</small>	