



32 LYEFIELD ROAD EAST

CHELTENHAM GL53 8AY



A MODERN SEMI-DETACHED HOME WITH BALCARRAS CATCHMENT.

A beautifully presented home that has been thoughtfully renovated and extended in recent years to create an elegant and adaptable living space with four bedrooms, a landscaped garden and private parking.



Local Authority: Cheltenham Borough Council

Council Tax band: E

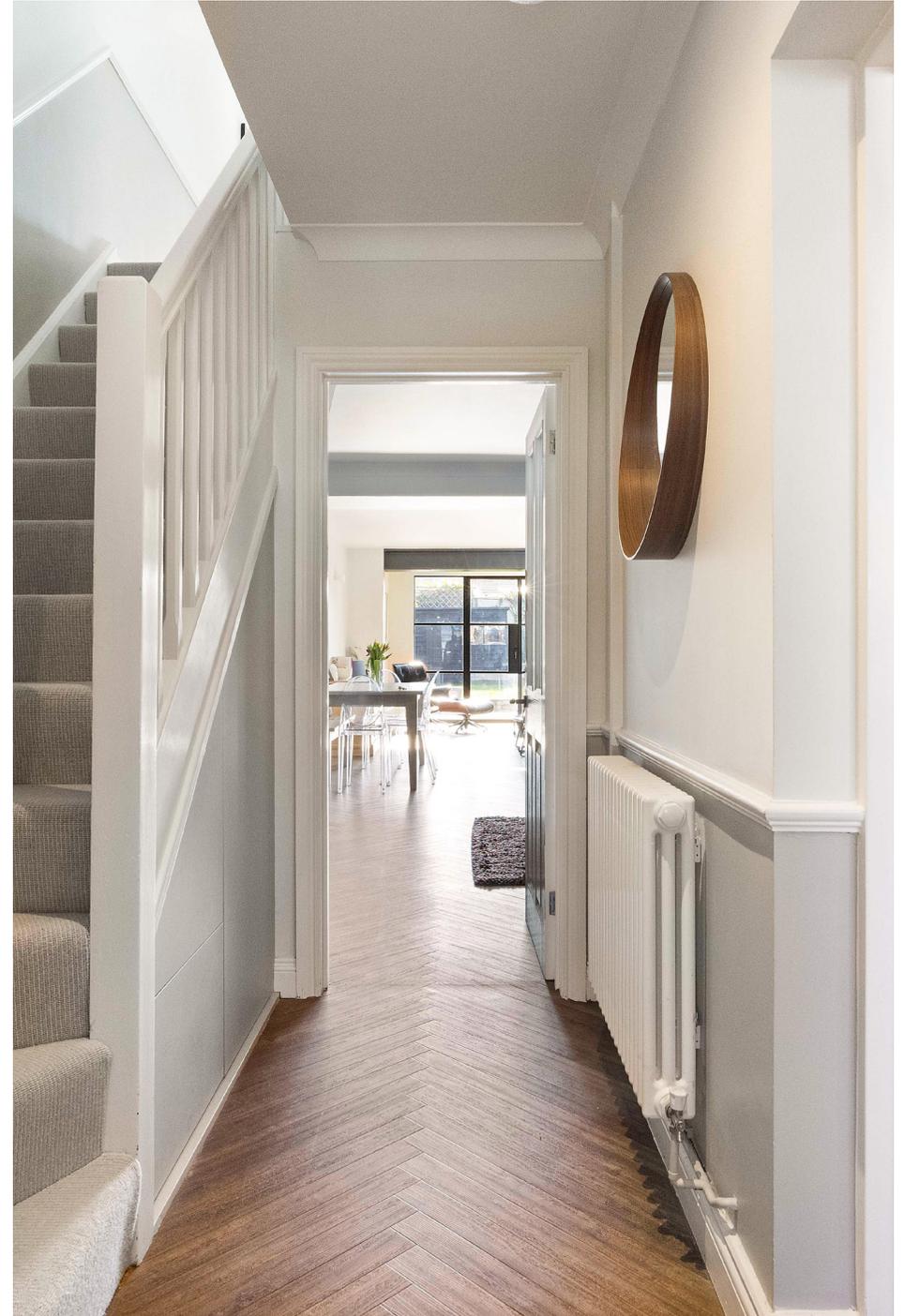
Tenure: Freehold

Guide Price: £795,000



32 LYEFIELD ROAD EAST

Set in the heart of Charlton Kings, this contemporary home enjoys an enviable position close to the highly regarded primary school and within easy reach of Balcarras secondary school. The house has been carefully designed to offer a versatile arrangement across three floors, ideal for modern family living.







At the rear of the property, the kitchen and breakfast room has been finished to an exceptional standard, featuring hand-painted cabinetry, underfloor heating and striking parquet style flooring. High quality appliances add to the sense of refinement, while steel framed doors open directly onto the landscaped garden. Leading from the kitchen and dining space is a welcoming sitting room, and from the hallway there is a further room that may serve as a study or family room.

The first floor offers three well-proportioned bedrooms along with a family bathroom and an additional shower room. The top floor is dedicated to the principal bedroom, complete with built-in storage and a private en suite.

The garden is situated to the rear of the house and enjoys a favourable southerly aspect. It has been attractively landscaped to include a generous lawn and paved seating areas, all enclosed on three sides. At the front of the property, there is private off-street parking along with an EV charging point.



LOCATION

Lyefield Road East is found in the desirable area of Charlton Kings conservation area, which is one of Cheltenham's finest residential areas. Charlton Kings provides excellent local schools, clubs and access to various shops close to the town centre and the Bath Road. Cheltenham itself caters for a broad variety of needs with various shops, restaurants and world renowned schooling. Road links via the M5 and A419 create excellent access to Oxford, Birmingham and Bristol. Cheltenham train station also has a main line into London Paddington.







LYEFIELD ROAD EAST, GL53

Approx. gross internal area 1635 Sq Ft. / 151.8 Sq M.

Approx. gross internal area 1685 Sq Ft. / 156.5 Sq M. Inc. Restricted Height



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. (ID767266)

We would be delighted
to tell you more.

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