

Presenting: 17 Haslette Way, Up Hatherley, Cheltenham, GL51 3RQ



A spacious family home with good garden

ADAM HALLIWELL POWERED BY exp UK



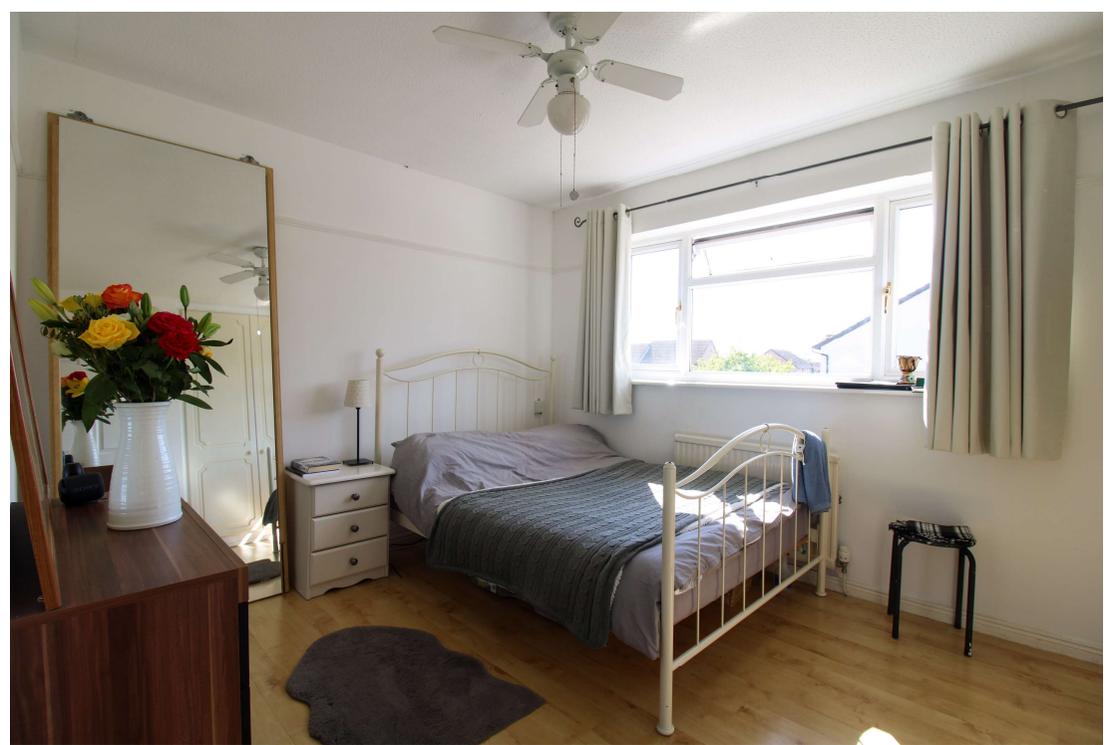
About this property...

A great family home located in a cul de sac in the popular area of Up Hatherley. When I look at a family sized home, the critical thing is have to have flexible space to suit the many different arrangements the modern family now require. With the changing lifestyles of the last 14 months, having a home that provides spaces for bedrooms, offices and areas to eat as a family is so important. This home fits that billing well and with a cracking sized garden to top it off.

The side entrance takes you into a good hallway with downstairs cloakroom. The stairs rise from here to the first floor. At the front is a cosy but spacious 16' x 10' lounge with window to the front. The garage has been converted to provide a reception room that could have many uses. It could be another bedroom to make six? It's used now as an office but could be a playroom, teenagers den or maybe a cinema room. This room has a useful under stairs cupboard used as a utility space. To the rear of the home are the kitchen and dining areas, open plan linked by just a small dividing wall. The double doors from here open out onto the main event... the 58' rear garden. If you have been looking for more than the standard new house garden then here it is.... a place for the kids to enjoy a kick about, trampoline and play space. Also a great garden to entertain and enjoy during the summer with bar be ques and friends.

Upstairs the house originally had four bedrooms and these all still remain. A point of note is that all of these bedrooms have built in wardrobes, something to take into account when assessing the room sizes making them all good, usable rooms as bedrooms or as workrooms. The bathroom on this floor has been converted into a shower room, much more useful for a modern, busy home. Stairs were then added then to the 2nd floor where a master suite making five bedrooms. Whilst this room does have some head restriction to the side it's a great place to get away with its own en-suite bathroom and velux windows. It also still has loft storage in both sides of the house.

Visiting on a sunny day this home stuck me as a light home with windows on all four sides of the house, and in the loft. With a south easterly facing rear garden it has good sun coverage in the back also. That combined with the rear views of Leckhampton Hill this house is in a great spot. With parking for two cars on the front this property completes the package. Contact the agent, Adam Halliwell, for more information or a viewing.

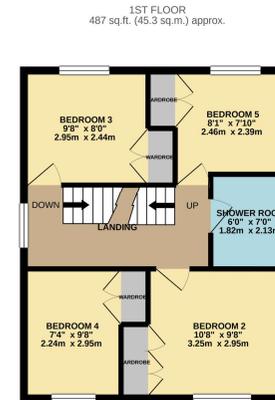
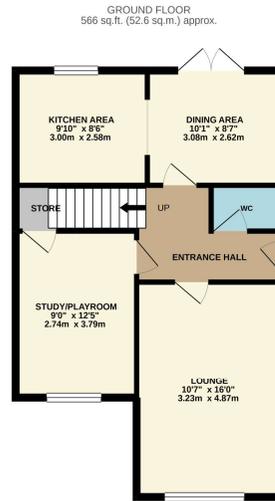


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Property Features...

- Five bedrooms
- 58' x 28' rear garden
- Downstairs cloakroom
- En-suite to master
- Hill views from the rear
- Parking
- Cul-de-sac location



TOTAL FLOOR AREA : 1457 sq.ft. (135.3 sq.m) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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About this location...

Hatherley is a great family area with a mix of modern and old properties. There are a couple of parks and open spaces, along with major supermarkets in easy reach and its very convenient for the M5 and GCHQ workers. There is a handy court of shops at the end of Caernarvon Road. Local schools are popular with Bournside being the local senior school.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	73 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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