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41a Church Road, Bishops Cleeve, Cheltenham, GL52 8LP

5, Lears Drive  
Bishops Cleeve GL52 8NR

**£325,000**



FOR SALE



Set in a highly desirable village location within a quiet cul-de-sac is this spacious two bedroom semi detached bungalow. The well planned living accommodation features lounge, separate dining room, conservatory and modern fitted kitchen with built in appliances. There is a modern shower room and two large double bedrooms. To the exterior a block paved driveway for four vehicles leads to a car port and detached garage and there is an attractive enclosed east facing rear garden.  
\* No onward chain \*

Entrance hall, doors to lounge, kitchen, shower room and bedroom one, with built in airing cupboard and stairs to first floor living accommodation and bedroom two. Lounge: double aspect windows, feature fireplace fitted with log burner effect gas fire. Kitchen: window to rear garden, fitted with a matching range of eye and base level storage units with built in fan assisted oven, space for range oven with extractor hood and appliance space, archway to dining room. Dining room: doorway to conservatory. Conservatory: French doors to rear garden, and ceramic tiled flooring. Shower room; fully tiled modern suite comprising built in shower with rain styled head, wash hand basin and WC and chrome heated towel rail. Bedroom One. window to front aspect. Bedroom Two: Velux windows with lovely views to Nottingham hill, and built in wardrobe.

Exterior: front garden being enclosed and stocked with various trees and flower/shrub borders, a block paved driveway offering ample hardstanding for four vehicles, leads to a car port and double gates with access to a detached garage.

Rear garden: east facing garden being enclosed with wooden panel fencing, benefitting from two patio areas and stocked with flower and shrub borders.

Garage: partially divided to create workshop, with power and light.

Lounge: 14'10 x 10'10

Kitchen: 11'9'7

Dining Room: 9'4 max x 8'10

Conservatory: 12'7 max x 11'3

Bedroom One: 12'1 x 9'5





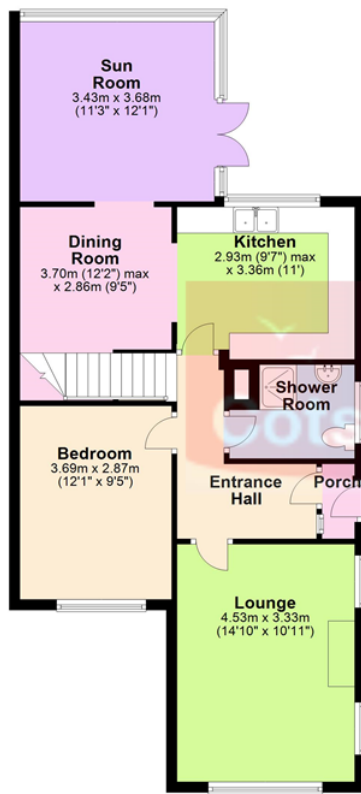






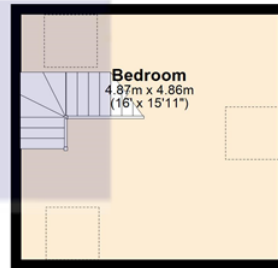
**Ground Floor**

Approx. 71.1 sq. metres (765.2 sq. feet)



**First Floor**

Approx. 23.7 sq. metres (254.8 sq. feet)



Total area: approx. 94.8 sq. metres (1020.0 sq. feet)