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

39, The Lawns
Gotherington GL52 9QT

£525,000



FOR SALE

Set in an attractive village location is this spacious four bedroom semi-detached house. The well planned living accommodation features generous lounge with log burner, home office and large open plan kitchen/dining/family room with quality integrated appliances and tri-folding doors to rear garden. On the first floor there is a modern family bathroom, four good size bedrooms with main having en-suite. To the exterior there is a generous enclosed garden and driveway for three vehicles.

Gotherington is a beautiful thriving village which benefits from a number of amenities including a village shop/post office, popular primary school, village hall and a public house with restaurant. The village is also surrounded by lovely open farmland ideal for country walks. The larger regional centre of Bishops Cleeve is approximately 1 mile distance and providing an excellent range of day to day shops, supermarkets, doctor's surgery and excellent secondary school. Cheltenham is approximately 6 miles away.

Entrance hall with doors to home office, lounge, kitchen/dining/family room and utility/cloaks. Stairs to galleried landing and first floor living accommodation. Lounge: window to front aspect, feature fireplace with multi-fuel log burner, oak flooring and double doors to kitchen/dining/family room with modern fitted kitchen comprising a matching range of storage units with built-in and integrated appliances to include gas double oven, five burner gas hob and extractor hood, integrated dish washer and fridge freezer, central island incorporating breakfast bar with solid wooden worktops, Karndean flooring, LED downlighters, two roof lanterns and tri-folding doors to rear garden. Cloaks/utility room: fitted storage units, appliance space and WC.

Landing: built-in airing cupboard and doors to family bathroom and bedrooms one, two, three and four. Bedroom one: window with views to Nottingham Hill, built-in double and single wardrobes and door to en-suite. En-suite: modern suite comprising built-in shower fitted with Mira shower unit, vanity unit, WC and wall mounted chrome towel radiator. Bedroom two: window with views to Nottingham Hill and trap to loft space. Bedroom three: window to rear garden and built-in wardrobe. Bedroom four: window with views to Nottingham Hill and useful wardrobe recess space.

Exterior: front garden being laid to lawn and stocked with various flowers and shrubs, driveway offering hardstanding for approximately three vehicles, gated access to rear garden. Rear garden: generous garden being enclosed with wooden panel fencing with substantial patio area and pergola, being laid to lawn and stocked with various trees and flower and shrub borders and garden shed.

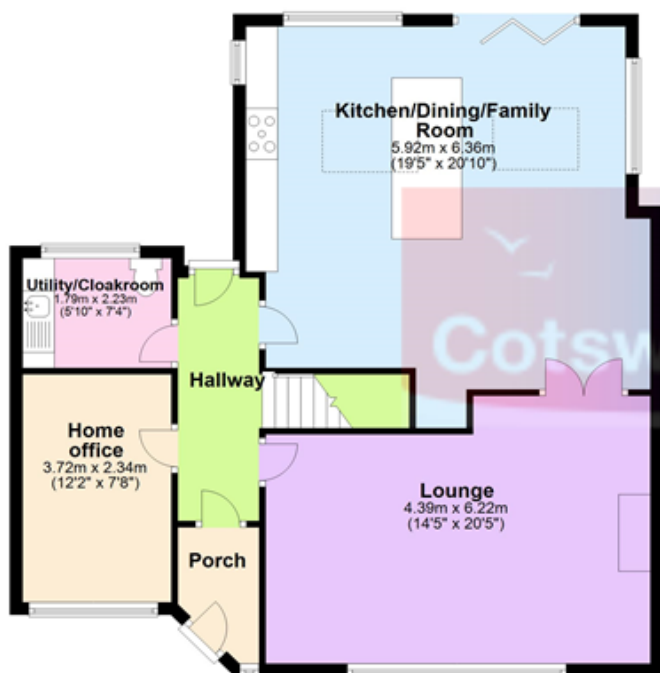






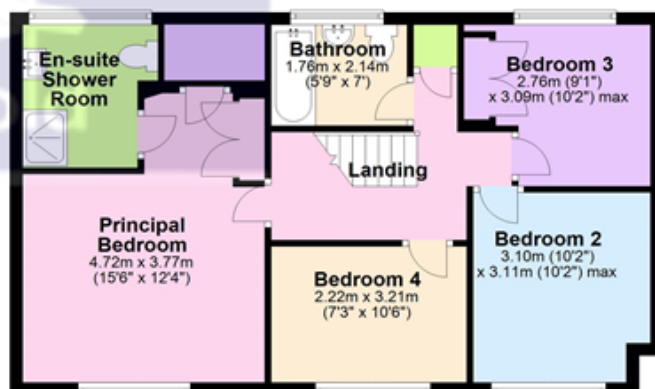
Ground Floor

Approx. 89.0 sq. metres (958.2 sq. feet)



First Floor

Approx. 59.1 sq. metres (636.0 sq. feet)



Total area: approx. 148.1 sq. metres (1594.2 sq. feet)

