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

10, Bregawn Close
Bishops Cleeve GL52 8SZ

£435,000



FOR SALE

Set in a small cul-de-sac within a highly sought after area of Bishops Cleeve is this spacious four bedroom detached house. The property features, cloakroom, two separate reception rooms, fitted kitchen with built-in appliances and utility room. On the first floor there is a bathroom suite, four bedrooms the main having en-suite. To the exterior is an enclosed rear garden with patio and a driveway for two vehicles leading to integral garage. ** No onward chain **

Entrance hall: Door to lounge, and stairs to first floor living accommodation. Lounge: window to front aspect, fireplace with marble raised hearth and door to dining room. Dining room: double glazed sliding door to patio, and rear garden. Kitchen: fitted with a matching range of eye and base level storage units, built in fan-assisted oven, gas hob, and extractor hood and appliance space, door to storage cupboard, and utility room. Utility room: doors to side aspect and cloakroom. Storage cupboard with sink unit, appliance space and wall mounted gas combination boiler. Cloakroom: wash hand basin and WC.

First floor: Trap to loft space, doors to bedroom one, two, three, four, and bathroom. Bedroom one: windows to front aspect, built-in wardrobes and door to en-suite. En-suite: built-in separate shower, vanity unit, and WC. Bedroom two: window to rear aspect. Bedroom three: window to rear aspect. Bedroom four: window to rear aspect.

Exterior: Front garden, mainly laid to stone chippings, stocked with shaped hedging and various flowers and shrubs. Ample driveway for two vehicles leading to integral garage. Gated side access to rear garden which is enclosed with fencing, patio area and mainly laid to lawn and garden shed.

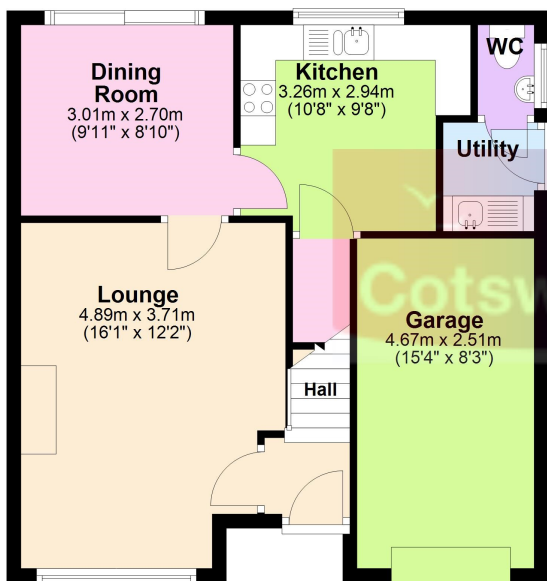






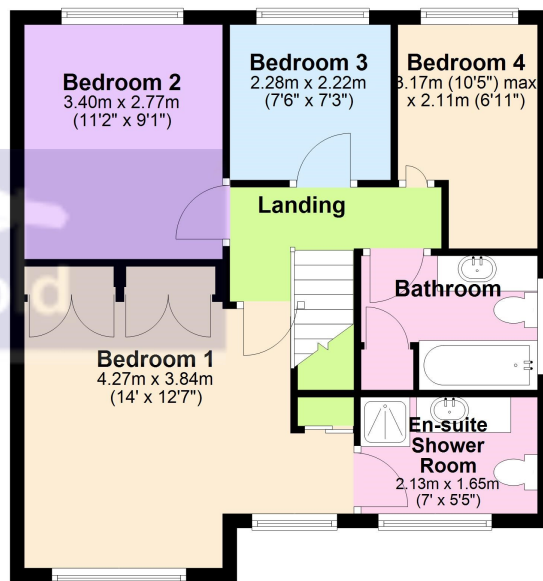
Ground Floor

Approx. 54.2 sq. metres (583.8 sq. feet)



First Floor

Approx. 53.5 sq. metres (576.0 sq. feet)



Total area: approx. 107.8 sq. metres (1159.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		