



**Bishops Cleeve**

# Bishops Cleeve

Emerald Place, Bishops Cleeve, Cheltenham, GL52 7ZA

£565,000 Freehold

A beautifully presented 5 bedroom, detached, family home with an additional open plan family room, situated within this desirable residential development, close to local amenities.

FIVE BEDROOMS • living room • impressive kitchen/dining/family room • utility & cloakroom • ensuite shower and bathroom • enclosed rear garden • integral garage and driveway • additional parking spaces • electric car charger point • solar panels (not currently connected) • desirable location

## Description

An impressive family home, understood to have been the ex-show home, built by 'Persimmon Homes' in 2017. This spacious property has been sympathetically extended by the current owners and is situated within this highly sought after location close to schools and amenities. The welcoming reception hall gives access to the integral garage, cloakroom, light and airy living room, and an impressive kitchen/dining room which opens into the extended family room. The well appointed kitchen has a range of matching wall and base units, integral dishwasher, electric double oven and gas hob. The extended family room is fitted with bespoke blinds and French doors which lead to the rear garden. The utility room has plumbing for the washing machine and useful side pedestrian door. On the first floor, there are 5 good size bedrooms, an en suite shower/bathroom, and family bathroom with a white matching suite. Externally, the enclosed rear garden is laid mainly to lawn with a paved patio area and gated side access. The integral garage is equipped with an electric car charging point. There is a tarmac driveway providing ample off-road parking with further additional parking provided.

## Further Information:

**Estate Management Charge** Approx. £157.20 per annum.

**Local Authority** Tewkesbury Borough Council. **Tax Band F.** **Electricity**

**Mains.** **Water** Mains. **Sewerage** Mains. **Heating** Gas Central Heating. **Broadband** Connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services.





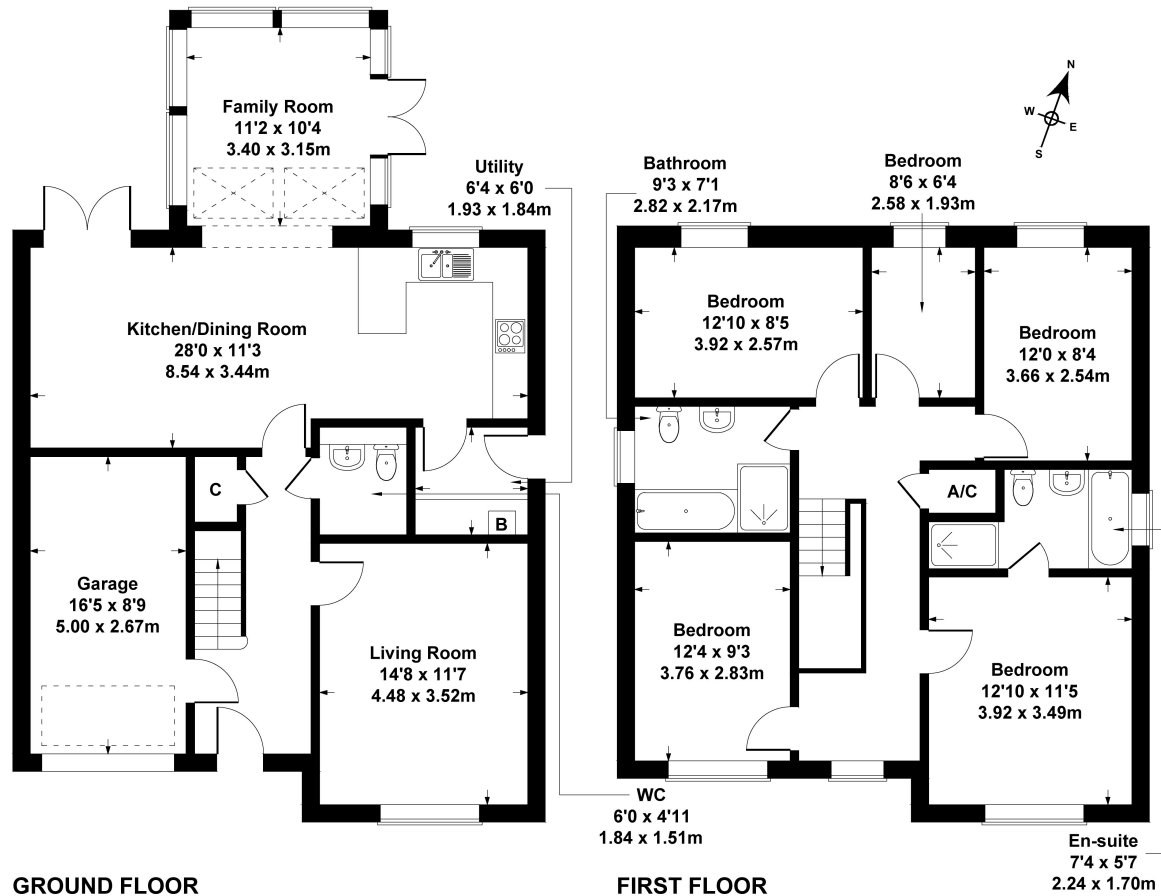


### Situation

Situated in Emerald Place, close to the centre of Bishops Cleeve, with easy access to the A435 to Cheltenham or north to Tewkesbury and the M5 J9. The village offers extensive amenities including a Tesco supermarket, post office, doctors surgery, banking facilities, and schools for all ages. Cheltenham (about 4 miles away) is a vibrant Regency town, best known for its beautiful architecture, excellent shopping, and horse racing at the world famous Prestbury Park Racecourse. Cheltenham also hosts the music, jazz, science, and literature festivals currently held in Imperial Gardens.

## 2 Emerald Place

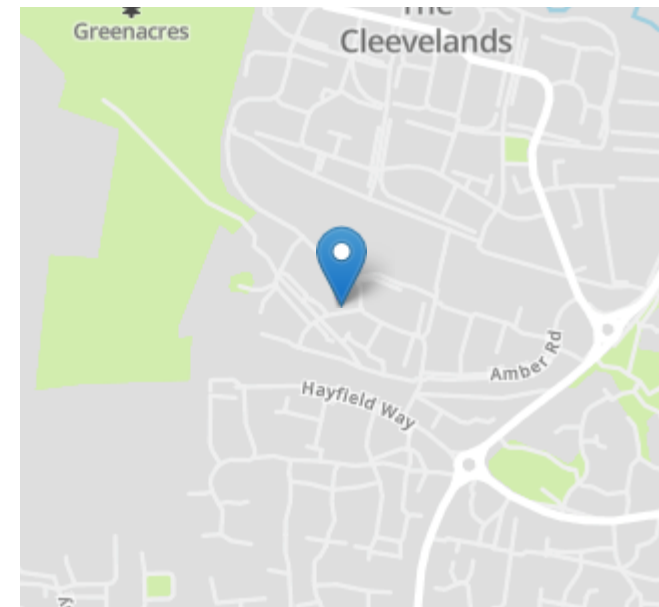
Approximate Gross Internal Area  
1798 sq ft - 167 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	87	88
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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