



Tel: 01242 676767

www.cotswoldestateagents.co.uk

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

5, Yarlington Close
Bishops Cleeve GL52 7YX

£549,950



FOR SALE

Set in a highly sought after location in small cul-de-sac is this substantial Redrow Homes built four bedroom detached family house. The spacious well planned living accommodation features reception hall, cloakroom, lounge, dining room and modern fitted kitchen/breakfast room with utility area. On the first floor there is a family bathroom, three double bedrooms and a single bedroom, the main bedroom having an en-suite. To the exterior an ample driveway leads to an integral garage with electrics for a car charger. The rear garden is enclosed and has been attractively landscaped with an Indian sandstone patio with railway sleepers and LED lighting, laid to lawn and well stocked with flower and shrub borders, at the end of the garden is a composite raised terrace. ** PROMPT VIEWING IS RECOMMENDED **

Bishops Cleeve, a popular village with both families and professionals alike. The centre has become a hive for activity over recent years making it extremely easy for day to day living, with two large supermarkets, excellent eateries and a lively café scene in addition to doctor's surgeries and dentist. A church, active village hall, an excellent local secondary and three primary schools have further secured its status as one of the more sought-after locations. Whilst beautiful walking and riding countryside surrounds the village, including Cleeve Hill, Cheltenham is only four miles away. A fashionable town with excellent leisure, shopping and cultural offerings including the many festivals it hosts. For the commuter transport links are strong with regular bus routes and easy access to the M5 Tewkesbury and M4 corridor via the A40/A419.

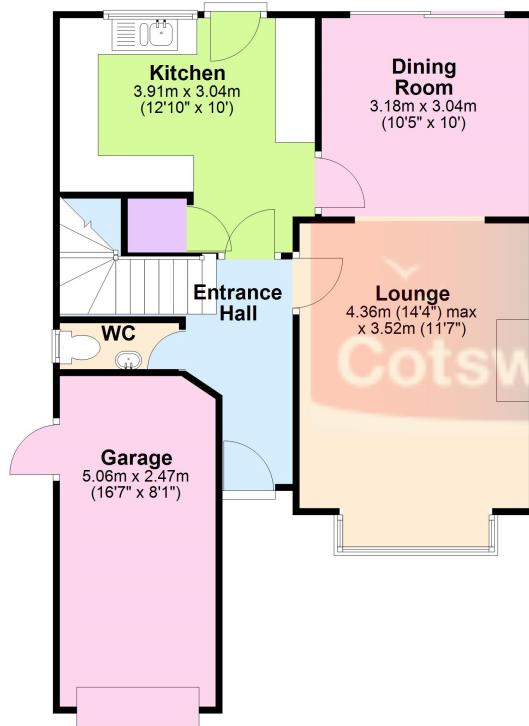






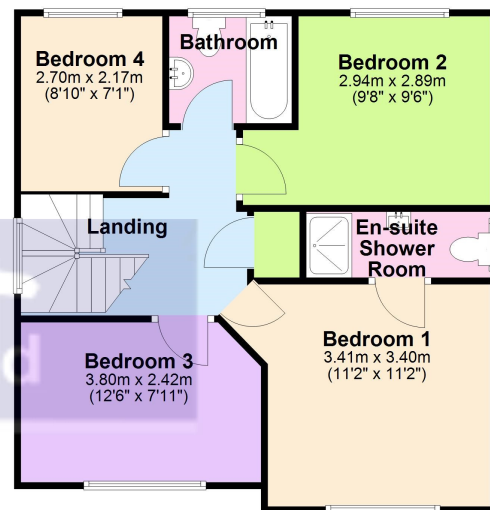
Ground Floor

Approx. 61.6 sq. metres (662.7 sq. feet)



First Floor

Approx. 52.5 sq. metres (565.5 sq. feet)



Total area: approx. 114.1 sq. metres (1228.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	68	77
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		