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£470,000



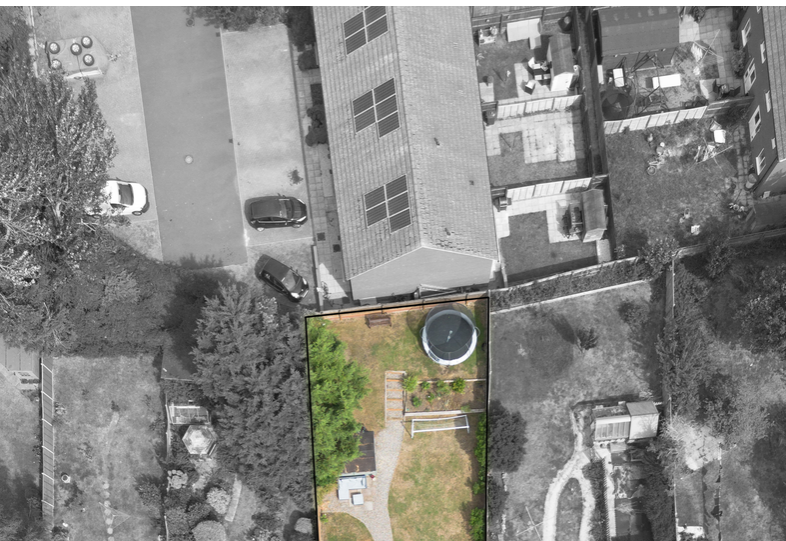
FOR SALE

A substantial four semi detached house occupying a large plot, situated in an attractive village location with lovely views to countryside and church. The spacious well planned living accommodation features cloakroom, generous lounge, dining room and modern fitted kitchen/breakfast room with built-in and integrated appliances. On the first floor there are four good size bedrooms and a family bathroom suite. stairs to second floor with a converted loft area. To the exterior there is a drive way for five vehicles and a large mature enclosed rear garden with patio. ** PROMPT VIEWING IS RECCOMENDED **

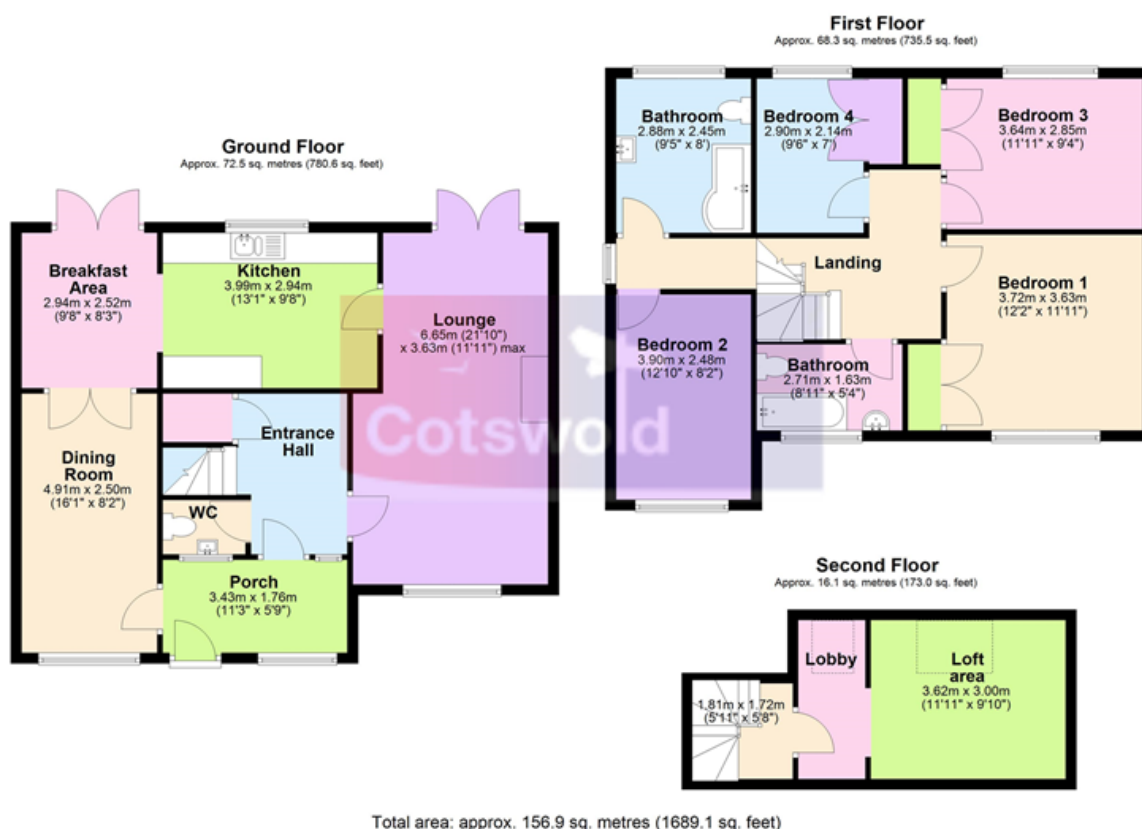
Entrance porch to entrance hall with doors to cloakroom, storage cupboard, lounge, dining room and stairs to landing and first floor living accommodation. Cloakroom: modern white suite. Lounge: window with views over village church, feature fireplace with gas coal effect fire, French doors to patio and rear garden and door to kitchen/ breakfast room: French doors to patio and rear garden, modern fitted kitchen comprising a matching range of eye and base level storage units with built-in and integrated appliances to include fan assisted oven, ceramic hob with extractor hood, integrated fridge-freezer, dishwasher, appliance space and double doors to dining room. Dining room: window with views to village church.

First floor, split stairs to landings with doors to family bathroom and bedrooms one, two, three and four, stairs to second floor. Family bathroom: fully tiled white suite comprising bath with electric shower unit, wash hand basin and WC. Bedroom one: lovely views to countryside and village church with built-in wardrobe. Bedroom two: views to village church. Bathroom : Modern bathroom with white suite comprising Bath with shower, wash hand basin and W.C Bedroom three: window with views over gardens with built-in double wardrobe. Bedroom four views over gardens and built-in wardrobe. Stairs to second floor: converted loft area , Velux windows to rear aspect and built-in storage cupboards.

Exterior: Front garden being enclosed with wooden fencing and beach hedging, a drive way offers ample hard standing for four vehicles the garden being stocked with various flower and shrub borders, gated side access to rear garden. Rear garden: large enclosed garden with patio, being laid to lawn with various trees and flower and shrub borders, to the end of the garden there are steps up to an elevated garden area being laid to lawn with flower borders.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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		
	70	75
England, Scotland & Wales		
EU Directive 2002/91/EC		