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

9, Greenway  
Woodmancote GL52 9HU

**£515,000**



FOR SALE



A rare opportunity to acquire this substantial extensively modernised and remodelled four bedroom semi-detached house. The property is situated in a highly sought after village location with beautiful views to Cleeve Hill. The spacious well planned living accommodation features entrance hall with parquet flooring, new cloak room, generous lounge/dining room, family room/bedroom four, newly fitted kitchen with built-in and integrated appliances and utility room. On the first floor there is a new family bathroom suite and three double bedrooms the main having a new en-suite. To the exterior there is a driveway for three vehicles and a large west facing enclosed rear garden. \*\* PROMPT VIEWING IS HIGHLY RECOMMENDED \*\*

Entrance hall with wooden parquet flooring, doors to lounge/dining room, family room/bed four and kitchen, stairs to first floor and galleried landing. Cloakroom: window to side aspect, new white suite comprising vanity unit and WC. Lounge/dining room: window to front aspect with views to Cleeve Hill, fireplace with hearth, wooden parquet flooring and doors to conservatory. Conservatory: LED lighting and double doors to patio and rear garden. Kitchen: window to rear garden, newly 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, fridge-freezer, space and plumbing for dishwasher. Utility area: window to side aspect, door to side aspect, new wall mounted gas combination boiler, space and plumbing for washing machine, LED lighting.

First floor: galleried landing with window to side aspect with views to Nottingham Hill, trap to loft space, doors to family bathroom and bedrooms one, two and three. Family bathroom: new white suite comprising bath with stone effect composite splashbacking with rain shower, vanity unit, WC, wall mounted chrome radiator and LED downlighting. Bedroom one: window with lovely views to Nottingham Hill. Bedroom two: window with views to Cleeve Hill. Bedroom three: window to rear garden and door to en-suite. En-suite: new white suite comprising built-in rain style shower, vanity unit, WC, chrome wall mounted radiator and extractor fan.

Exterior: front garden being partly enclosed with hedging and laid to lawn with various trees and shrub borders, driveway offering hardstanding for approximately three vehicles and gated side access to rear garden. Rear garden: generous west facing enclosed garden being laid to lawn and stocked with various flower and shrub borders, patio area and garden shed.

\*\* Included in the asking price is a choice of carpets, purchaser can choose their preferred colour of carpets \*\*





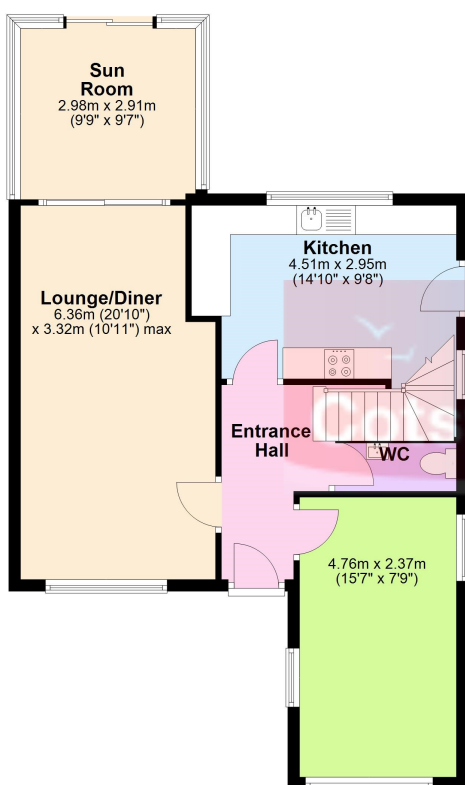






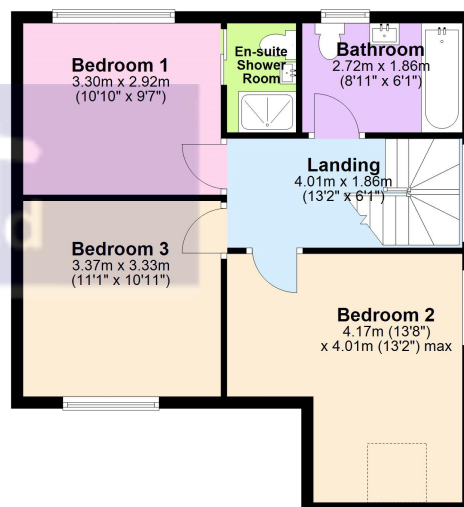
### Ground Floor

Approx. 65.7 sq. metres (706.8 sq. feet)



### First Floor

Approx. 51.6 sq. metres (555.5 sq. feet)



Total area: approx. 117.3 sq. metres (1262.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	74
(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		