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

76, Pecked Lane  
Bishops Cleeve GL52 8JQ

**£450,000**



FOR SALE



Set in a prime village location is this substantial five bedroom detached family house. The property offers spacious versatile living accommodation with good annex potential. The accommodation features generous lounge, large kitchen/dining/family room, cloak room and inner hall leading to bedroom five with modern wet room. On the first floor there is a modern bathroom with separate built in shower and four good size bedrooms. To the exterior is an attractive south facing rear garden and large driveway offering parking for five vehicles.\*No onward chain\*

Entrance hall with cloakroom, doors to inner hall, lounge, kitchen/dining/family room, and stairs to first floor living accommodation. Cloakroom with modern white suite, lounge: window to front aspect and feature fireplace with gas coal effect fire. Kitchen/dining/family room: French doors to patio and rear garden. Fitted with a range of eye and base level storage units with built in fan assisted oven and gas hob with extractor hood, space and plumbing for washing machine and dishwasher and appliance space. Inner hall: doors to bedroom five and wet room. Bedroom Five: window to front aspect. Wet room: fitted with shower unit, wash hand basin, heated towel rail and extractor fan.

First floor: landing, window to side aspect and trap to loft space, built in airing cupboard and doors to family bathroom and bedrooms one, two, three and four. Family bathroom: white suite comprising bath, wash hand basin and WC with built in separate shower with Mira shower unit. Bedroom one: window to front aspect. Bedroom two: window to rear aspect. Bedroom three: window to front aspect. Bedroom four: window to rear aspect.

Exterior: front garden being stocked with various trees and flowered shrubs, a driveway offers ample hardstanding for approximately five vehicles, gated side access leading to rear garden. south facing rear garden being enclosed with wooden panel fencing, patio area being laid to lawn with apple trees and various flower and shrub borders. To the side of the property there is a wooden storage facility and garden shed.

lounge: 15' 10 max x 11' max

Kitchen diner/family room: 21' 1 max x 19' 3 max

Bedroom one: 12' 9 max x 10' 1 max

Bedroom two: 10' 8 x 8' 9







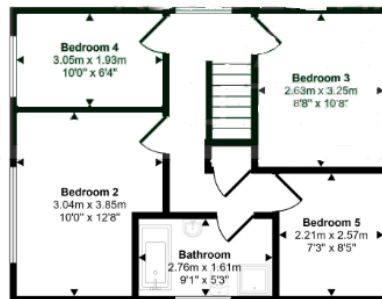




Approx Gross Internal Area  
117 sq m / 1258 sq ft



Ground Floor  
Approx 71 sq m / 767 sq ft



First Floor  
Approx 46 sq m / 491 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>	73	
(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	