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

18, Little Grebe Road
Bishops Cleeve GL52 8HP

£485,000



FOR SALE

Situated in a highly sought after area of Bishops Cleeve is this attractive stone built four bedroom detached house offering spacious well planned living accommodation comprising study, lounge, dining room, extensively fitted kitchen/breakfast room, family bathroom, four bedrooms two of which have en-suites, ample driveway, detached garage and west facing enclosed gardens. It is convenient to local schooling and the village Centre with its wide range of shopping facilities and amenities. No Chain

The accommodation comprises: Entrance porch to entrance hall with doors to storage cupboard, cloak room, study, lounge, dining room and kitchen/breakfast room. Stairs to landing and first floor living accommodation, entrance hall with ceramic tiled flooring, cloakroom with modern white suite. Study: window to front aspect. Lounge: French doors to patio and rear garden, double doors to dining room. Dining room: window to front aspect, wooden laminate flooring. Kitchen/breakfast room: window and door to rear garden, extensively fitted kitchen comprising a matching range of eye and base level storage units with built-in and integrated appliances with integrated fridge freezer, dishwasher, washing machine and built-in fan assisted oven with five ring gas hob and extractor hood, ceramic tiled flooring and matching cupboard housing gas combination boiler.

First floor: landing, trap to loft space, doors to airing cupboard, family bathroom, bedrooms one, two, three and four, family bathroom with modern white suite comprising bath fitted with shower unit and shower screen, WC with concealed cistern, wash hand basin and ceramic tiled flooring. Bedroom one: window with views towards Cleeve Hill, built-in wardrobe, en-suite comprising built-in shower, WC with concealed cistern, ceramic tiled flooring. Bedroom two: window with views to Cleeve Hill, built-in double wardrobe, en-suite, white suite comprising built-in shower, WC with concealed cistern, pedestal wash hand basin, ceramic tiled flooring. Bedroom three: window to rear aspect and built-in triple wardrobe. Bedroom four: window to rear aspect.

Exterior: Front garden enclosed with railings and hedging being mainly laid to stone chippings, driveway for two vehicles leading to detached garage.

West facing rear garden enclosed with wooden panel fencing, patio area being laid to lawn with various trees and flower and shrub borders, gated side access.

Study: 9' 8 max x 5' 6 max

Lounge: 15' 7 x 12' 9 max

Kitchen/breakfast room: 11' 11 x 9' 9

Bedroom one: 12' 3 x 9' 5 max

Bedroom two: 12' 7 max x 11' 8 max

Bedroom three: 9' 11 max x 9' 8 max

Bedroom four: 8' 10 max x 6' 11 max

Dining room: 9' 2 x 9' 2







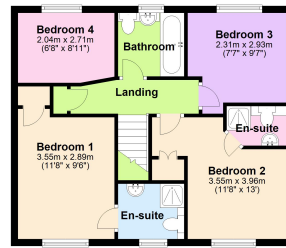
Ground Floor
Approx. 64.9 sq. metres (698.9 sq. feet)



Total area: approx. 116.2 sq. metres (1251.0 sq. feet)

This floorplan is for illustrative purposes only and is not to scale. Where measurements are shown they are approximate and should not be relied on. No liability is accepted in respect of any consequential loss arising from the use of this plan.
Plan produced using Planup.

First Floor
Approx. 61.3 sq. metres (662.1 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			89
(69-80) C		79	
(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	