



Bishops Cleeve

 Nick
GRIFFITHS
ESTATE AGENTS

Bishops Cleeve

Sanderling Way, Bishops Cleeve, Cheltenham, GL52 8GR

£485,000 Freehold

A beautifully presented, 4 bedroom, detached house in the popular village of Bishops Cleeve.

RECENTLY UPGRADED • reception hall • kitchen/breakfast room • open plan living/dining room • home office • 4 bedrooms • 3 bath/shower rooms • south facing garden • garage & parking • loft & garage storage both boarded

Description

A modern, 4 bedroom, detached property, recently upgraded to offer modern and contemporary living, including oak panel shaker doors throughout, LVT flooring downstairs and new carpeting upstairs. The ground floor accommodation includes a large reception hall; fantastic open plan living/dining area with bi-folding doors to the garden, and a feature panelled wall; a kitchen/breakfast room with quartz worktops, quality integrated appliances, and access to the garden; a useful home office; and w/c. On the first floor, there are 4 bedrooms, 2 with en suite shower rooms, and a family bathroom. Externally, the south facing garden has been cleverly landscaped and offers a lawn and great entertaining area. There is also a garage with boarded overhead storage and a driveway. The property further benefits from an electric vehicle charging point, double glazing, and gas central heating. Tewkesbury Borough Council Tax Band E.

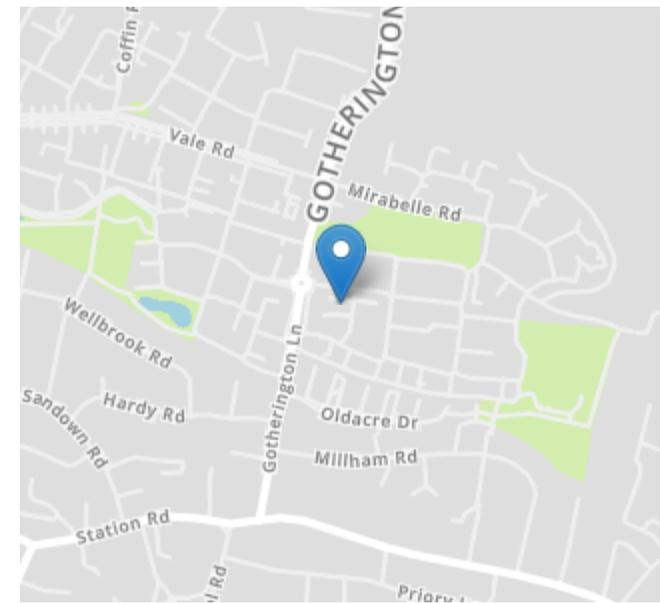
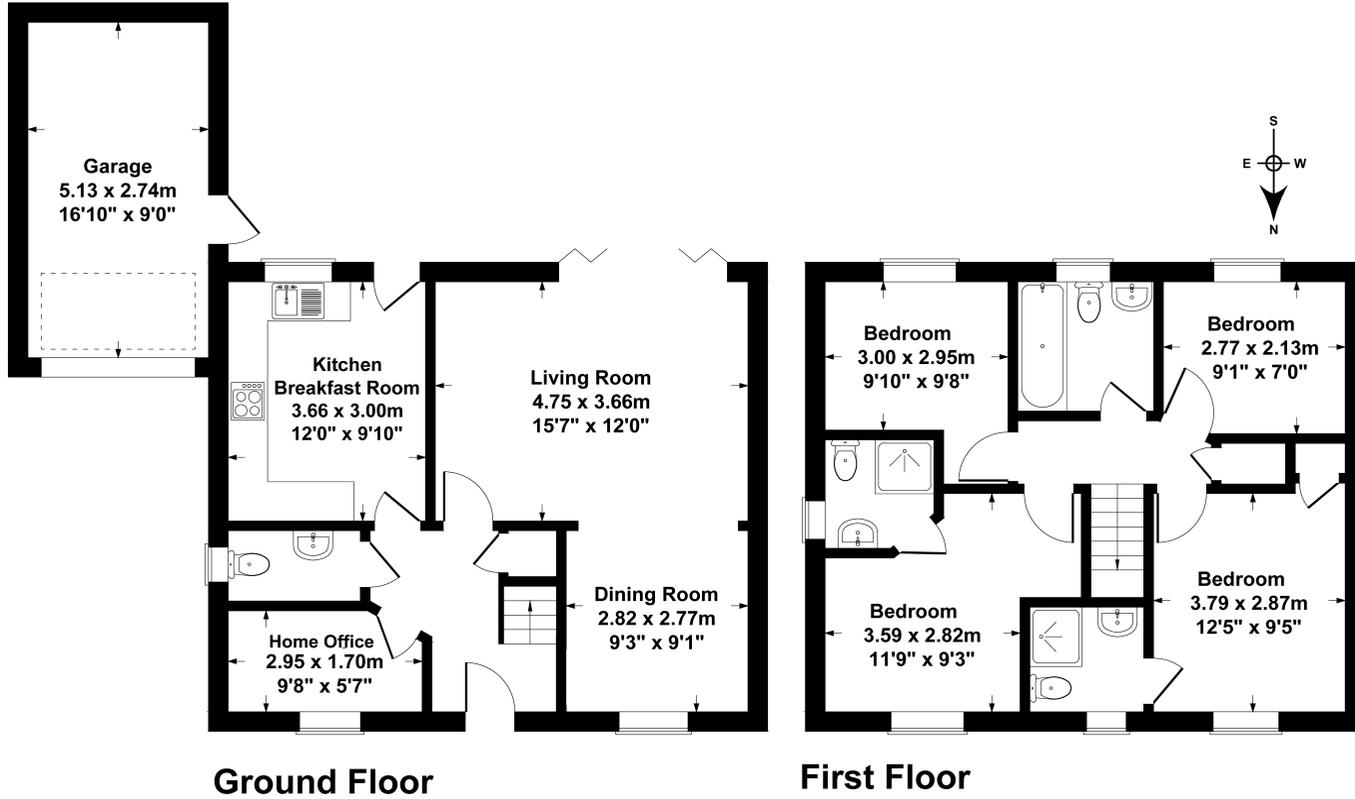




Situation

Sanderling Way is close to the centre of Bishops Cleeve, with easy access to Cheltenham or north to Tewkesbury, and the M5 J9. The village offers extensive amenities including a Tesco supermarket, post office, doctors surgery, banking facilities, and schools for all ages. Cheltenham (about 4 miles away) is a vibrant Regency town, best known for its beautiful architecture, excellent shopping, and horse racing at the world famous Prestbury Park Racecourse. Cheltenham also hosts the music, jazz, science, and literature festivals currently held in Imperial Gardens.

Approximate Gross Internal Area
Total - 118 sq. metres (1270 sq. feet)



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | 90 |
| (69-80) C | 80 | |
| (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 | |

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are shown conventionally and are approximate only. They cannot be regarded as being a representation by the seller, his agent, the illustrator or Connor and Company

Nick Griffith Estate Agents for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) The particulars are produced in good faith, are set out as a general guide only and do not constitute part of any contract. (ii) No person in the employment of Nick Griffith Estate Agents has any authority to make any representation or warranty whatever in relation to this property.