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

56, Sunrise Avenue  
Bishops Cleeve GL52 8EW

**£379,950**



FOR SALE

Set in a highly sought after area is this spacious three storey four bedroom semi-detached house. The property offers beautifully presented living accommodation featuring cloak room, lounge/dining room and fully integrated kitchen/breakfast room. On the first floor there are three good size bedrooms and a modern family bathroom. To the second floor is a large main bedroom with modern en-suite. To the exterior is an attractive walled south facing garden and drive way leading to a detached garage. \*\* PROMPT VIEWING IS RECOMMENDED \*\*

Entrance hall with under stairs storage cupboard, cloakroom, doors to lounge/ dining room, kitchen/ breakfast room and stairs to first floor. Cloak room: comprising modern white suite with ceramic tiled flooring. Lounge/ dining room: double aspect windows and French doors to patio and enclosed rear garden. Kitchen/ breakfast room: double aspect windows fitted with a modern matching range of eye and base level storage units with built-in and integrated appliances to include fan-assisted oven, gas hob extractor hood, fridge-freezer and dishwasher, appliance space, matching cupboard housing gas boiler and Amtico wood effect flooring.

First floor, landing with doors to airing cupboard, storage cupboard, bathroom and bedrooms two, three and four. Stairs to second floor living accommodation and bedroom one. Bathroom: modern white suite comprising bath, wash hand basin, WC and ceramic tiled flooring. Bedroom two: double aspect windows. Bedroom three: double aspect windows. Bedroom four: window to rear aspect.

Second floor, bedroom one: window to front aspect, built-in storage cupboard, large built-in wardrobe and door. En suite: modern white suite comprising built-in shower with tiled splashbacking, wash hand basin, WC, chrome heated towel radiator and ceramic tiled flooring.

Exterior, front garden enclosed with railings being mainly laid to stone chippings. Rear garden: south facing enclosed garden being mainly laid to patio and stocked with various specimen trees and flower and shrub borders, to the rear of the property there is a driveway leading to a detached garage





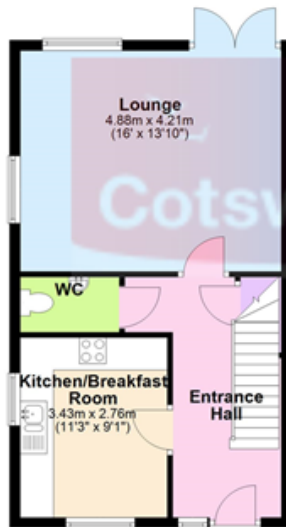
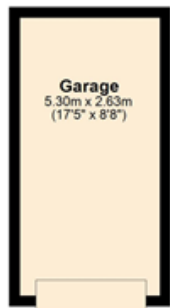






### Ground Floor

Approx. 57.4 sq. metres (618.1 sq. feet)



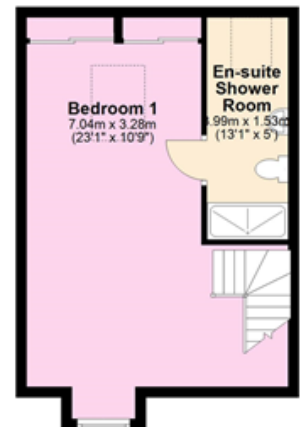
### First Floor

Approx. 43.2 sq. metres (465.4 sq. feet)



### Second Floor

Approx. 34.9 sq. metres (375.9 sq. feet)



Total area: approx. 135.6 sq. metres (1459.4 sq. feet)

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