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

15, Delphinium Drive  
Bishops Cleeve GL52 8HQ

**£439,950**



FOR SALE



Set within a quiet cul-de-sac within a highly sought after area of Bishops Cleeve, is this spacious four bedroom detached house. The property features cloakroom, generous lounge, separate dining room and kitchen. On the first floor there is a family bathroom, three double bedrooms and a single. To the exterior a drive way leads to an integral garage and there is a good size enclosed rear garden with summer house. \* NO ONWARD CHAIN \*

Entrance hall with doors to cloakroom and lounge, cloakroom with vanity unit and WC. Lounge: bay window to front aspect, stone fireplace fitted with gas coal effect flame fire (not tested), stairs to landing and first floor living accommodation, archway to dining room and door to kitchen. Dining room: French doors to patio and rear garden, built-in storage cupboard. Kitchen: window to rear garden and door to side aspect, fitted with a matching range of cupboard units, space and plumbing for washing machine, gas and electric cooker points and appliance space.

First floor landing with trap to loft space, built-in airing cupboard and storage cupboard and doors to bathroom and bedrooms one, two, three and four. Bathroom: bath with tiled splash backs fitted with shower unit, wash hand basin and WC. Bedroom one: window to front aspect, built-in double wardrobe and storage cupboard. Bedroom two: double aspect windows. Bedroom three: window to rear garden, built-in double wardrobe and storage cupboard. Bedroom four: window to front aspect.

Exterior: front garden being mainly laid to stone chippings with bushes, a driveway leads to an integral garage. Gated side access to either side of the property. Garage: with pedestrian door to rear garden, wall mounted gas boiler, power and light.

Rear garden: generous garden being enclosed with wooden panel fencing, benefiting from a patio area, being mainly laid to stone chippings. There is a summer house with veranda at the end of the garden and storage shed.

Lounge: 17' 3 x 15' 1 max

Dining room: 13' 1 max x 8' 7 max

Kitchen: 9' 4 x 8' 1





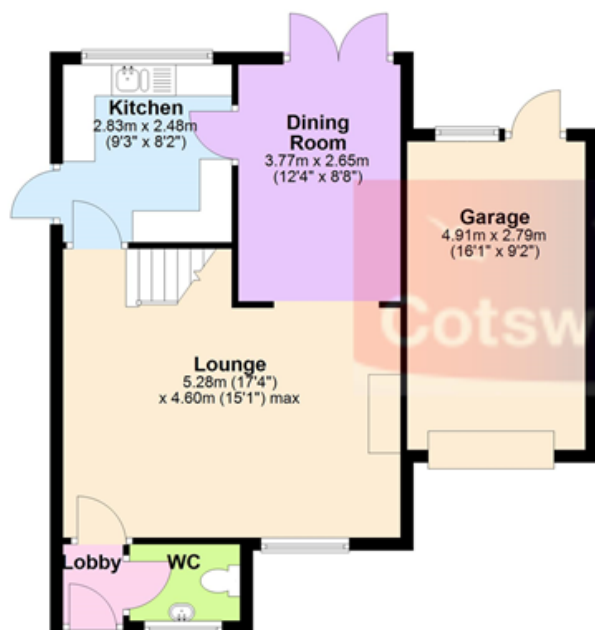






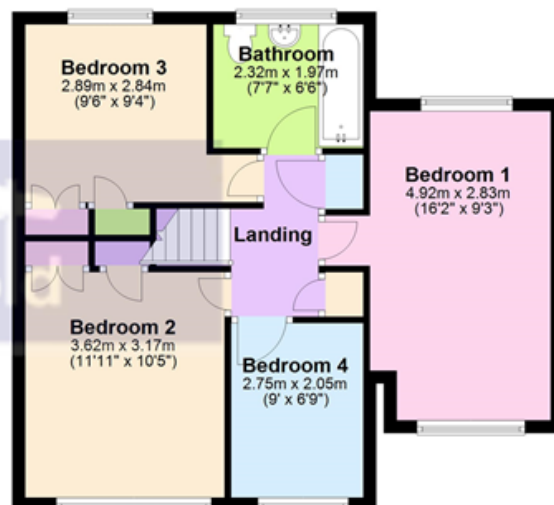
### Ground Floor

Approx. 57.6 sq. metres (619.6 sq. feet)



### First Floor

Approx. 54.1 sq. metres (582.7 sq. feet)



Total area: approx. 111.7 sq. metres (1202.3 sq. feet)