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

11, Church Row
Gretton GL54 5EZ

£514,500



FOR SALE

A rare opportunity to acquire this impressive four bedroom semi detached house set in a beautiful village location with far reaching views to Countryside. The property occupies a very large plot with excellent potential for further extension with attractive mature gardens and spacious well planned living accommodation, comprising lounge with feature fire place and log burner, dining/family room and fitted kitchen. There is family bathroom, modern shower room, three double bedrooms and a single bedroom. There is an imposing and impressive mature garden and driveway offering ample parking with EV charger. ** Prompt viewing is recommended **

Accommodation:

Ground Floor:

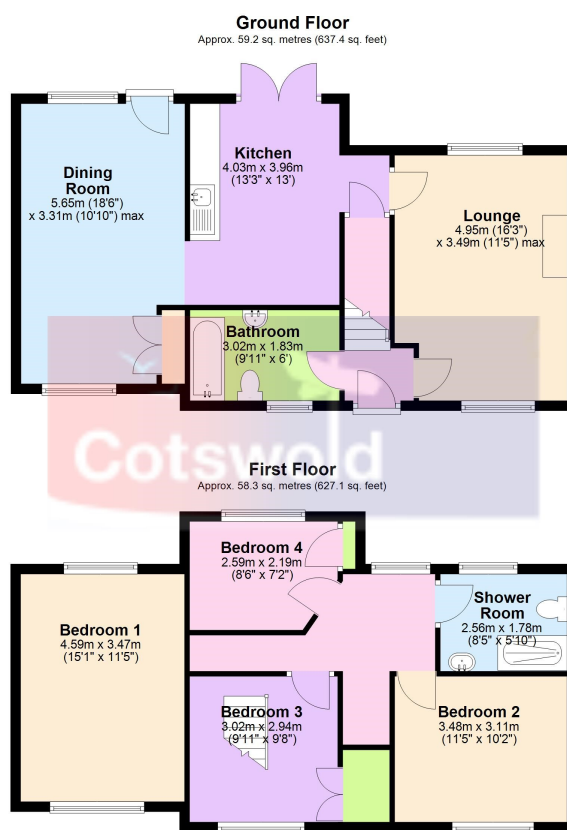
- Entrance Porch & Hallway: Access to the sitting room, bathroom, and stairs to the first floor.
- Bathroom: Front aspect window, modern white suite including bath with shower, vanity unit, WC, and space/plumbing for a washing machine.
- Lounge: Delightful views over the garden, feature brick fireplace with Villager log burner, stripped wooden floorboards, access to kitchen.
- Kitchen: French doors to the rear patio and garden, fitted with a range of eye-level and base units, appliance space, built-in storage, and an archway to:
- Dining/Family Room: Dual-aspect windows with garden views, built-in airing cupboard, and door to rear patio.

First Floor:

- Landing: Wooden floorboards, access to loft space, doors to all bedrooms and shower room.
- Shower Room: Modern, fully tiled suite with built-in shower, splashback, vanity unit, and WC.
- Bedroom One: Views over the rear garden.
- Bedroom Two: Far-reaching countryside views.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	