

# Greenacre Way

Cheltenham GL52 8SQ





## Greenacre Way, Bishops Cleeve, Cheltenham, GL52 8SQ

A modern townhouse being approximately 10 years old and offering plenty of space. Upon entering the hallway you have the 25'11" Kitchen / Dining / Family room on the ground floor, as well as the cloakroom. The first floor provides the living room and bedroom two. Bedroom one with en-suite, bedroom 3 and the bathroom are all on the second floor. All the bedrooms have built in wardrobes. Externally there is a private south facing garden to the rear as well as off road parking and a garage.

Spacious, Modern Town House • Three Bedrooms • Fitted Wardrobes & En-Suite to Master  
• 25'11 • 14'11 • Enclosed rear Garden • Garage & Driveway





### **HALLWAY**

Double glazed obscure door to side. Double glazed window to side. Stairs rising to first floor. Karndean flooring. Radiator.

### **WC**

Low level WC and wash hand basin. Radiator. Karndean flooring. Extractor fan.

### **KITCHEN/DINER**

25' 11" x 14' 11" max (7.9m x 4.55m) Double glazed window to front. Double glazed French doors with double glazed windows either side leading out to the garden. Karndean flooring. Two radiators. The kitchen comprises a range of wall and base units with integral washer / dryer, dishwasher and fridge / freezer. Range oven. Ceiling spotlights. Partially tiled walls.

### **FIRST FLOOR LANDING**

Double glazed window to side. Radiator. Stairs to second floor.

### **LIVING ROOM**

14' 11" x 13' 3" (4.55m x 4.04m) Two double glazed windows to rear. Radiator. Built in units.

### **BEDROOM 2**

12' 5" x 8' 10" (3.78m x 2.69m) Double glazed window to front. Radiator. Built in wardrobes.



### **SECOND FLOOR LANDING**

Loft access. Airing cupboard housing hot water tank. Radiator.

### **BEDROOM 1**

13' 5" to wardrobe x 8' 9" (4.09m x 2.67m) Two double glazed velux style roof windows. Radiator. Built in wardrobes.

### **ENSUITE**

Shower cubicle. Low level WC and pedestal wash hand basin. Partially tiled walls. Towel rail radiator. Ceiling spotlights. Extractor.

### **BEDROOM 3**

8' 11" x 8' 4" to wardrobe (2.72m x 2.54m) Double glazed window to front. Radiator. Built in wardrobes.

### **BATHROOM**

Double glazed obscure window to side. Three piece white bathroom suite comprising :- panel bath with shower attachment. Low level WC and wash hand basin. Partially tiled walls. Towel rail radiator.

### **GARDEN**

Enclosed by panel fence with gated side access. Patio, Lawned and decorative stone area's with flower bed and shrub borders.

### **PARKING**

Driveway parking for 2 vehicles and single garage with up and over door.



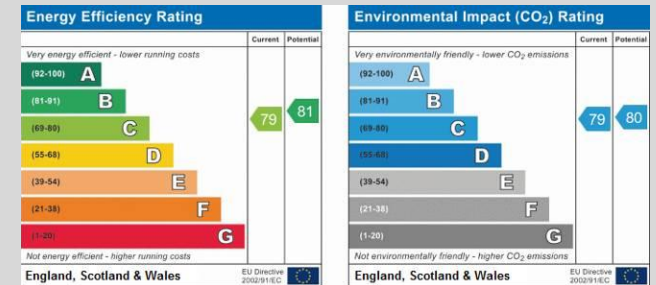
GROUND FLOOR  
APPROX. FLOOR  
AREA 387 SQ.FT.  
(36.0 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 387 SQ.FT.  
(36.0 SQ.M.)

2ND FLOOR  
APPROX. FLOOR  
AREA 387 SQ.FT.  
(36.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1162 SQ.FT. (108.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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