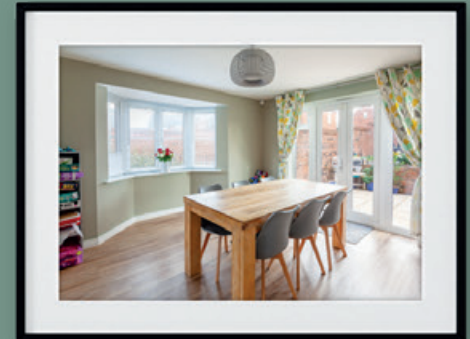


Eleven Washpool Road





Eleven Washpool Road GL52

- An immaculately presented detached family home in Bishops Cleeve •
- Beautiful modern kitchen • Four double bedrooms (1 ensuite) • Dining room •
- Office / Snug / Bedroom • Modern family bathroom • Downstairs WC •
- Large private rear garden and terrace • Garage • Off-road parking •
- Electric car charge point • Quiet corner plot location • Close to local amenities •

An immaculately presented 4 bed detached family home

In summary, an immaculately presented, spacious home in a desirable location in Bishops Cleeve. This beautiful family home has four double bedrooms, one en-suite, a modern, family bathroom, spacious lounge, stunning kitchen, dining room, WC, office/snug/bedroom, garage with parking and charge point, private rear garden and garden space to the front on a corner plot. Perfectly situated with local amenities on the doorstep.

Vendor's comments: 'We have thoroughly enjoyed our time at Washpool Road; it has provided us with such a brilliant start to family life. We saw the property through its building stages, and it has given us complete joy to raise our family in such a peaceful area of Bishops Cleeve. We love the extra privacy that our fenced, side-spanning gardens have given us and have been truly lucky to have benefited from a new build property where our garden has not been overlooked. The boarded loft and garage loft give the property the benefit of plenty of storage, and the two tiers to the garden have provided a great way to incorporate a space for the children and a separate space for adults. The kitchen has been such a focal point over the years, with plenty of space for family and friends to chat whilst we have been hosting many a Christmas and birthday celebration. At the end of our road, there is a footpath leading through the fields to Gotherington, which makes for a beautiful walk in the summer. Overall, it has been such a wonderful home for us, and we hope you can see that the presentation and upkeep reflect how much we have treasured it.'

The **hallway** welcomes guests into this stunning home from the front door. The hallway has Karndean luxury flooring leading you to the lounge, office/snug/bedroom, WC and kitchen then to the dining room. There is a storage cupboard under the stairs and the stairs lead directly to the first floor.

The **office/study/bedroom** this flexible space is to the right of the entrance hallway. This room can be utilised in various ways to suit your needs. The floor is carpeted and looks out to the front of the house.

The downstairs **WC** is next to the lounge, with tiled flooring and half tiled walls with a modern white basin and toilet and a large mirrored wall along one side.

The **lounge** is at the end of the hallway. Positioned at the rear of the house. There are large French doors giving you direct access to the terrace and garden. The wooden flooring flows seamlessly through to the dining room.

The **dining room** is a great space perfect for any family gathering and for those special occasions. There is a large bay window and French doors flooding the room with light and allowing direct access to the rear terrace and well maintained garden.

The **kitchen** is beautiful and spacious, well designed and a centre piece to this incredible family home. The kitchen is directly accessed from the dining room and from the hallway. The kitchen is a large space with tiled flooring,

part tiled walls and a splash back over the hob. This bright room has two windows looking out to the front and side of the house. The kitchen has integrated appliances and built-in double oven (including built in microwave and air fryer), with plenty of storage, modern units and Minerva worktops. The combi-boiler is discreetly housed in this room.

The upstairs **landing** is carpeted and there is a loft hatch which is boarded. There is a large airing cupboard. The landing takes you to the four double bedrooms and family bathroom.

The **primary bedroom** is a spacious room with two large windows and high ceilings. This bright room is large enough for a super king size bed, with plenty of storage. The floor is carpeted and the windows look out to the front of the house. This bedroom benefits from an **en-suite shower** room with floor to ceiling tiles, modern suite with integrated shower, and chrome towel radiator.

Bedroom 2 is positioned at the rear of the house, looking out over the rear private terrace and garden. This double bedroom has carpeted floor and high ceilings creating a bright space.

The modern **bathroom** is a bright room benefiting from a window, to flood the room with natural light. There is floor to ceiling tiling and a chrome towel radiator. The bathroom suite is modern, white with an integrated shower over the bath and a glass shower screen.

Bedroom 3 is another double bedroom looking out over the rear private terrace and garden, and side of the house from the two windows creating a bright space. The room is carpeted and benefits from large built-in wardrobes.

Bedroom 4 is located to the front of the house with a large window. This double bedroom is carpeted with plenty of space for furniture and storage.

The **front of the house** benefits from being a corner plot. There is a lovely fenced area with garden to the side. The driveway leads you to the garage, and there is private parking. A lovely position with trees and shrubs in a quiet location.

The **garage** is accessed from the side of the house, with an over the top door. The garage has electric with a large storage space in the eaves. There is also access directly to the rear terrace and garden. Benefiting from an **electric car charge point** on the side of the house.

The **rear private terrace and garden** is a lovely space. There is a large tiled terrace, with French doors to access both the lounge and dining room, and also a door to the garage. The perfect space for entertaining family and friends with summer BBQs. There is a lawned garden area accessed by steps from the terrace with bricked areas for shrubs and flower beds.

Sq ft size: 1,578 approx square feet (excluding garage).

Broadband connectivity availability: Super fast fibre.

Mobile coverage: 4G voice & data.

Council Tax: F.

Tenure: Freehold.

Additional:

Built 2013 by Taylor Wimpey.

Car charging point installed.



LOCATION:

Perfectly situated location in Bishops Cleeve.

Bishop's Cleeve has a fantastic community and is a perfectly situated village on the edge of the Cotswolds, a short drive from Cheltenham. It offers a great balance of countryside charm coupled with modern conveniences. It has a wide range of local amenities including supermarkets as well as an incredible selection of independent restaurants and shops. Bishops Cleeve has pubs, cafés, and well-regarded primary and secondary schools. The excellent transport links make it easy to access Cheltenham, Tewkesbury, and the M5, making this an ideal location for commuters and families.



CHELtenham - 5.5 MILES
TEWKESBURY - 7.3 MILES
CLOUCESTER - 14 MILES
SWINDON - 36 MILES
OXFORD - 45 MILES
BRISTOL - 46 MILES
BIRMINGHAM - 47 MILES

All distances are approximate









































































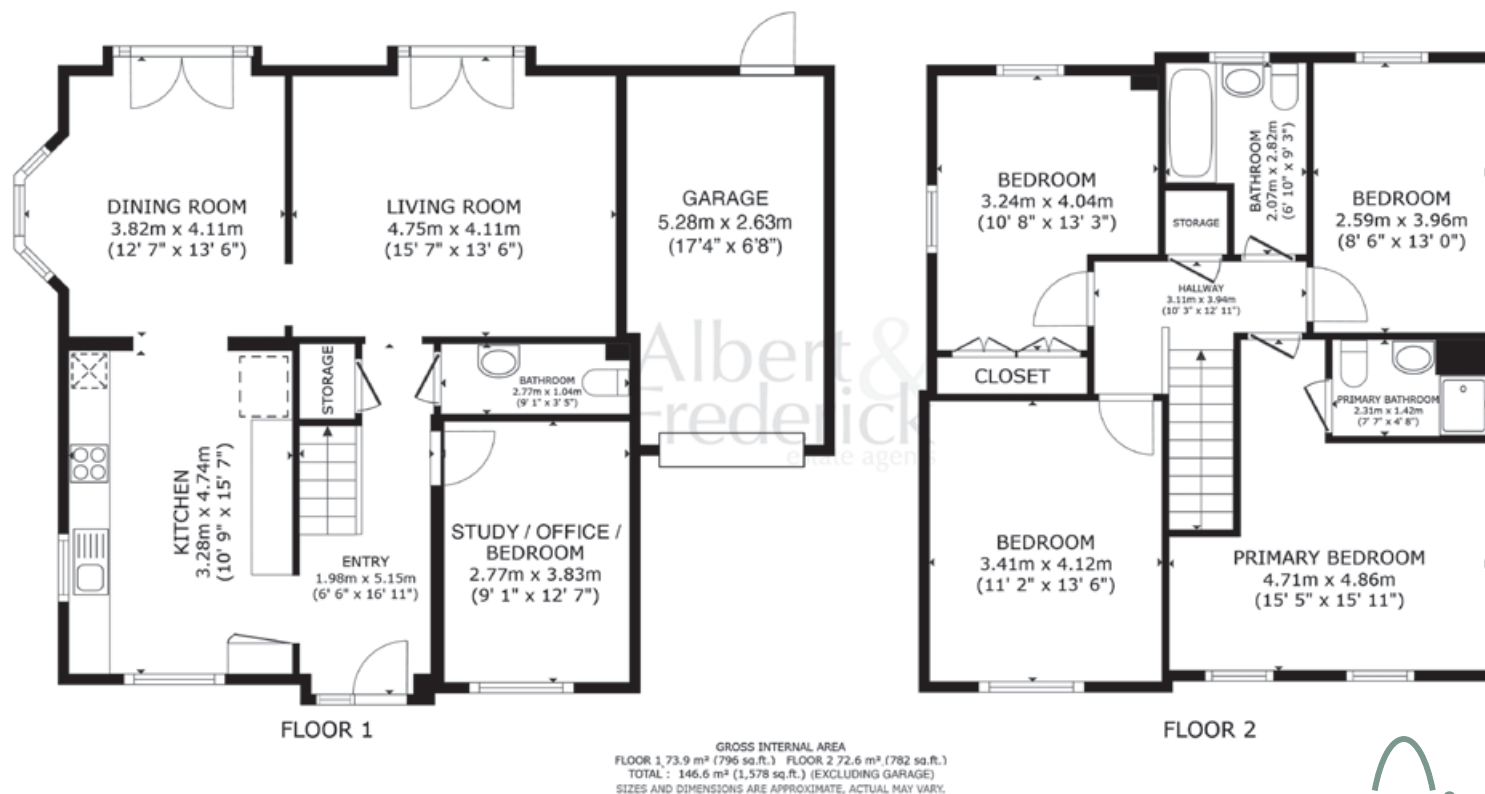








t: 01549 546776
 m: 07747 456069
 e: hello@albertandfrederick.com
 w: albertandfrederick.com
 s: @albandfrederick



11 WASHPOOL ROAD,
 BISHOPS CLEEVE GL52 8EX
Asking price £549,950



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