

# CR COOK Residential

01242 500 259

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- MODERN SEMI-DETACHED FAMILY HOME
- OPEN PLAN KITCHEN-SITTING-DINING ROOM
- USEFUL DOWNSTAIRS CLOAKROOM
- THREE BEDROOMS, EN SUITE TO MASTER
- LANDSCAPED REAR GARDEN WITH SIDE ACCESS
- TWO ALLOCATED PARKING FOR TWO VEHICLES

Guide Price £295,000

**Wagtail Grove**

**Bishops Cleeve**

**GL52 8GZ**

# Wagtail Grove, Bishops Cleeve

This attractive semi-detached modern family home is well-presented throughout and is set within a cul-de-sac location benefitting local amenities within easy reach and boasts three bedrooms, two parking spaces, and a landscaped rear garden.

Built in 2015, this property benefits from still being within the 10-year NHBC guarantee and from only having one owner since new. The property offers a modern build to include an electric smart meter.

The accommodation benefits from an entrance hall that offers space for coat/shoe storage, upgraded wood laminate flooring and access to a useful downstairs cloakroom comprising tiled flooring, WC, and basin.

The living room continues with the wood laminate flooring, offers an understairs cupboard and is positioned to the rear of the property benefitting double doors opening onto the garden patio. Generous in size, the room allows space for a lounge and dining area.

Open access from the dining area leads into the kitchen benefiting a front window aspect. The kitchen comprises tiled flooring, a range of white fitted wall and base units, worktops, sink unit with mixer tap, and undercabinet lighting. Integrated appliances include a washing machine, dishwasher, tall fridge freezer, oven, gas hob, and chimney hood.

Upstairs, the landing gives access to the family bathroom, three bedrooms, and the loft via hatch.

All bedrooms benefit from carpeted flooring. Bedrooms two and three offer a rear window aspect overlooking the garden. Bedroom one is positioned to the front of the property and further benefits a double fitted wardrobe and en suite comprising tiled flooring, part tiled walls, useful shelf, shaver/charge point, WC, basin, and walk-in shower enclosure with tiled surround.



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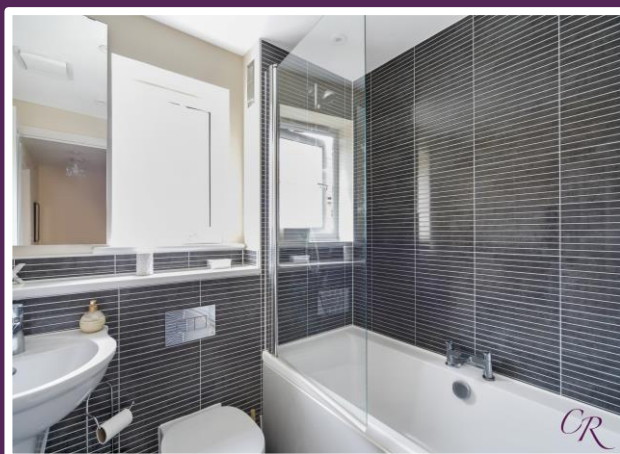
The bathroom offers tiled flooring, part tiled walls, useful shelf, heated towel rail, WC, basin, and bath with central taps and shower over.

Outside, the front offers a canopy above the front door offering shelter and outside light. The enclosed rear garden benefits from being landscaped in 2016 and offers a paved patio, laid to lawn sections with flower beds, and stepping-stones with gravel border leading to a gravelled seating section positioned to the bottom of the garden. Further benefits include an outside water tap and side access.

The Area: Bishop's Cleeve is a village in the Borough of Tewkesbury, Gloucestershire, north of Cheltenham. The village lies at the foot of Cleeve Hill, the highest point in the Cotswolds and borders Woodmancote on the East side of the Gloucestershire Warwickshire railway line that splits the two parishes. This picturesque village is in the catchment of well-rated schools and boasts a range of local amenities including two large superstores, post office, library, hairdressers, gift shop, butchers, bakeries, and greengrocers to name a few. Bishops Cleeve is a short drive into Cheltenham town centre, is a stone throw from the famous Cheltenham Racecourse and offers a regular bus route into the town.

All information regarding the property details, including its position on Freehold, is to be confirmed between vendor and purchaser solicitors. All measurements are approximate and for guidance purposes only.

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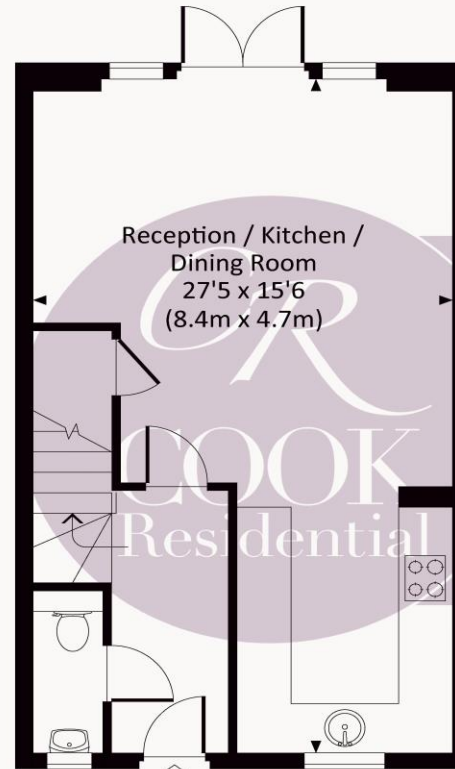
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## WAGTAIL GROVE

Approx. gross internal area  
846 Sq Ft. / 78.6 Sq M.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		91
(81-91)	B		
(69-80)	C	78	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



GROUND FLOOR



FIRST FLOOR

All measurements are approximate and for guidance and illustrative purposes only.  
Floor Plan not to scale and completed by a RICS surveyor.