Sapperton Drive, Bishops Cleeve, GL52 8FE

In Excess of £340,000

Sapperton Drive

Bishops Cleeve, GL52 8FE

A well-presented three-bedroom detached home offering stylish and practical accommodation benefiting from an enclosed rear garden with gated side access, and two allocated parking spaces.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Three Bedroom Detached Home
- Principal Bedroom With En-suite
- Kitchen/Dining Room With French Doors Leading To The Garden
- Enclosed Rear Garden With Side Access
- Two Allocated Parking Spaces
- Still Within NHBC Period

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Situated within a modern development in the ever-popular village of Bishops Cleeve, this well-presented three-bedroom detached home offers stylish and practical accommodation arranged over two floors. Approximately eight years old and benefiting from the remainder of an NHBC warranty, the property features a bright sitting room, a kitchen/dining room with direct garden access, a principal bedroom with ensuite and built-in double wardrobe, two further bedrooms, an enclosed rear garden with gated side access, solar panels and two allocated parking spaces.

Entrance Hall: A welcoming entrance hall with stairs rising to the first floor and access to the sitting room.

Sitting Room: A bright and comfortable reception room positioned to the front of the property, featuring a large window allowing plenty of natural light to fill the space. A door leads through to the inner hallway.

Inner Hallway: Connecting the principal ground floor accommodation, the inner hallway provides access to the kitchen/dining room and cloakroom. A generous understairs storage cupboard offers excellent practical storage.

Cloakroom: A generously sized ground floor cloakroom fitted with a white suite comprising a WC and wash hand basin.

Kitchen/Dining Room: Located to the rear of the property, the kitchen/dining room provides an excellent entertaining and family space. The kitchen is fitted with a range of wall and base units with complementary work surfaces, an integrated oven, gas hob and extractor hood, together with space and plumbing for additional appliances. There is ample room for a dining table and chairs, whilst French doors open directly onto the rear garden.

Landing: The first-floor landing provides access to all three bedrooms and the family bathroom.

Bedroom One: A well-proportioned principal bedroom overlooking the front aspect, benefiting from a built-in double wardrobe and its own ensuite shower room.

Ensuite: Fitted with a shower enclosure, WC and wash hand basin.

Bedroom Two: A comfortable double bedroom overlooking the rear garden.

Bedroom Three: A versatile third bedroom which would suit a child's bedroom, nursery, dressing room or home office.

Family Bathroom: Fitted with a modern white suite comprising a panelled bath with shower over, WC and wash hand basin.

Rear Garden: The enclosed rear garden is designed for ease of maintenance and enjoys a combination of patio seating areas and lawn. A useful garden shed provides additional storage, while the garden offers an ideal space for outdoor dining, entertaining and family enjoyment. Gated side access provides a convenient route to the front of the property.

Parking: The property benefits from two allocated parking spaces top the side of the property.

Solar Panels: The property has solar panels installed but the current vendor has not used them since they purchased the property.

Additional Details:

- Tenure: Freehold
- Council Tax Band: D
- Estate Charge: Approximately £280 per annum

Location: Bishops Cleeve is a thriving village situated just north of Cheltenham and offers an excellent range of amenities including supermarkets, independent shops, cafés, pubs, medical facilities and highly regarded schools. The village benefits from excellent transport links, with easy access to Cheltenham, Tewkesbury and the M5 motorway, while the nearby Cotswold countryside provides wonderful opportunities for walking and outdoor pursuits.

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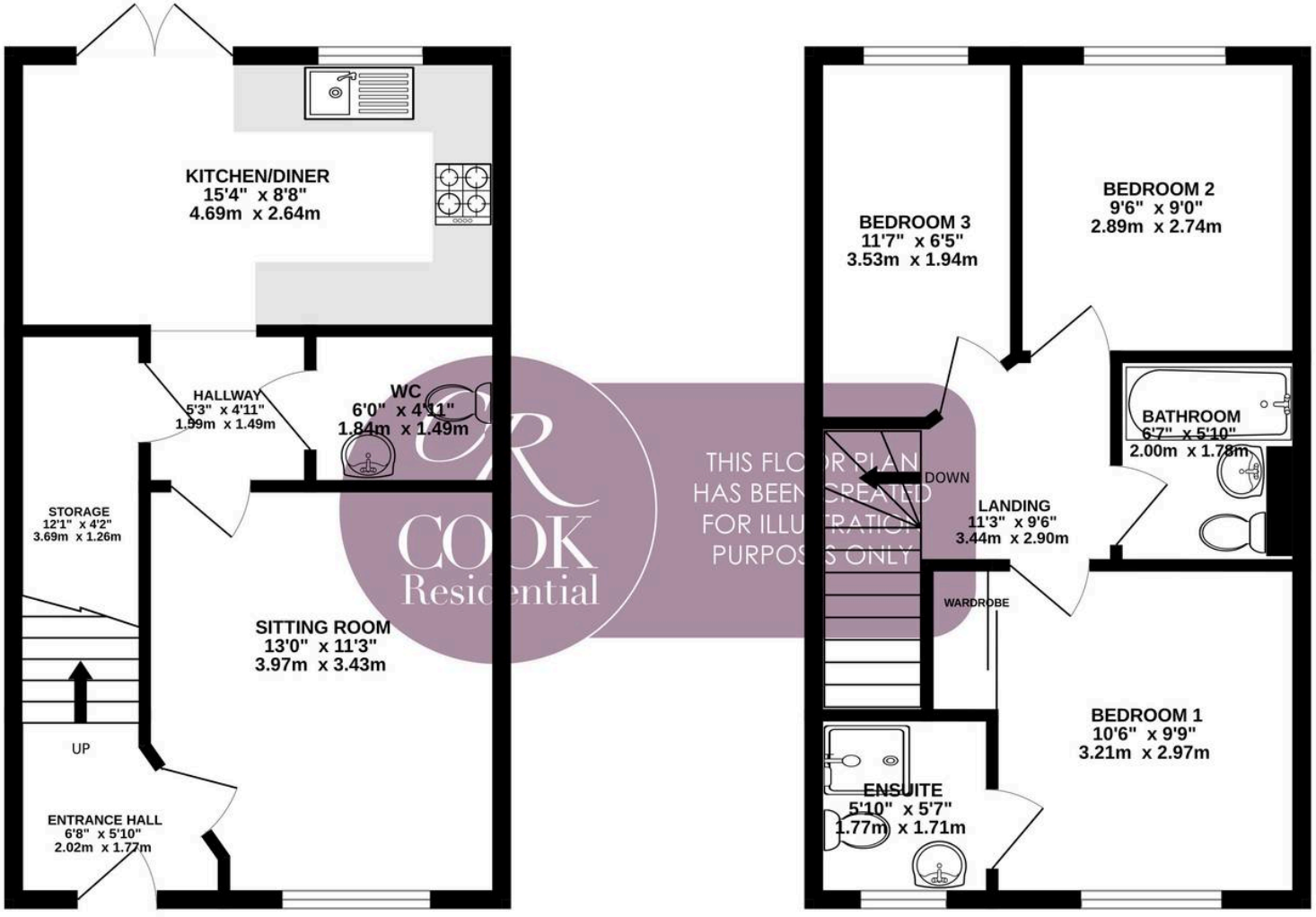
GROUND FLOOR
409 sq.ft. (38.0 sq.m.) approx.

1ST FLOOR
406 sq.ft. (37.7 sq.m.) approx.



THIS FLOOR PLAN HAS BEEN CREATED FOR ILLUSTRATION PURPOSES ONLY
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TOTAL FLOOR AREA : 814 sq.ft. (75.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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