



ROSS BURBIDGE

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Amberoid Drive, Bishops Cleeve, Cheltenham, GL52

£390,000

3 3 2



This beautifully presented three-bedroom detached Persimmon home occupies an enviable position within the sought-after Greenacres development on the outskirts of Bishop's Cleeve – a thriving village offering a great range of amenities, schools, shops, and excellent transport links to Cheltenham and beyond. Set along an attractive block-paved street, the property offers a perfect balance of modern comfort and practical family living.

To the front, there is driveway parking and a single garage, while the rear garden has been thoughtfully landscaped to provide a stylish and private outdoor retreat. Two patio areas offer ideal spots for relaxation or entertaining, and a versatile outbuilding adds to the appeal that is currently used as a bar area but equally suited as a home office, studio, or gym.

Inside, the entrance hall leads to a bright and welcoming lounge at the front of the home. Across the rear, the spacious kitchen and dining area overlook the garden, creating a sociable hub for everyday living. This space is complemented by a separate utility room and a handy storage cupboard.

Upstairs, the property offers three well-proportioned bedrooms, each large enough to accommodate a double bed. The main bedroom benefits from an en-suite shower room, while the remaining bedrooms are served by a smart and contemporary family bathroom.

A superb opportunity to acquire a stylish and adaptable modern home in a well-connected and highly desirable location.



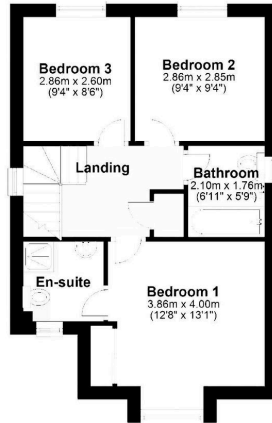


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Ground Floor
Approx. 57.9 sq. metres (623.3 sq. feet)



First Floor
Approx. 45.5 sq. metres (490.2 sq. feet)



Total area: approx. 103.4 sq. metres (1113.5 sq. feet)

- Three Bedrooms
- Detached
- Please Quote: RB1393
- Separate Space At Rear Of Garage Which Could Be A Study
- Garage
- Beautifully Presented
- Downstairs Cloakroom
- Wonderful Kitchen/Diner
- Off Street Parking
- Large Garden



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	87	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	