HUNTERS®

HERE TO GET *you* THERE

Sapphire Road

Bishops Cleeve, Cheltenham, GL52 7YU

Asking Price £460,000

4 2 3 B

Council Tax: E

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Bishops Cleeve, Cheltenham, GL52 7YU

Asking Price £460,000

Hunters Estate Agents are delighted to bring this impressive four-bedroom detached family home to the sales market, complete with off road parking, a garage and a substantial 20' sunroom/home gym.

Offered for sale in immaculate condition throughout, this fabulous property ticks every box on the wish list of any busy family. The current owners had two internal walls removed on the first floor to create two massive bedrooms to suit their requirements however, these can easily be re-installed by a competent builder, (the yellow and blue floor plan demonstrates the original configuration).

The accommodation on offer includes:

Ground Floor:
The property has a wide and inviting central hallway. The sitting room is a very 'easy to live with' square shape and is set to the left, on the right is a home office/playroom. Lying across the rear of the property is a large 20' Kitchen/Dining room which forms a central hub of family life, and is also a wonderful entertaining room with views across the well-manicured rear garden. Off the kitchen is a good-sized utility/boot room and a separate cloakroom with guest w/c.

First Floor:
Originally configured with bedrooms two, three and four facing the front elevation and serviced by a comprehensive family bathroom. Bedroom one faces the rear and benefits from a private en-suite facility. Currently the wall between bedroom three and four has been removed to create a very large bedroom and the wall between bedroom one and two has been removed to create a second 'super room'.

Outside:
The property is set back from the road behind a medium height privet hedge. The off-road parking and garage sit to the right. Behind the garage, the current owner has built a substantial timber framed sunroom and will be included in the sale price. The garden is well manicured and is south-west facing.

Sapphire Road – is walking distance to its own doctor’s surgery, Indian restaurant, convenience store, gym and much more.

5* highly recommend.

Tel: 01242 528500

- **Modern Four Bedroom Detached family Home**
- **Currently converted into two massive bedrooms (Easy to Revert)**
- **Two Bathrooms + Ground Floor Cloakroom**
- **Large 20'+ Kitchen/Dining Room + Utility**
- **Generous Sitting Room + Separate Study**
- **Substantial 15' x 8' Sun Room**
- **Detached Garage and Parking**
- **No Onward Chain**
- **Tewkesbury Council Tax Band E | Energy Rating B**
- **Tenure - Freehold**

Living Room
10'8" x 13'2" (3.26 x 4.02)

Office / Study
10'9" x 8'3" (3.29 x 2.52)

Kitchen / Dining Area
20'2" x 9'4" (6.17 x 2.87)

Utility Room
5'2" x 5'10" (1.58 x 1.78)

WC
5'10" x 4'9" (1.78 x 1.46)

Bedroom One
10'11" x 23'2" (3.34 x 7.07)

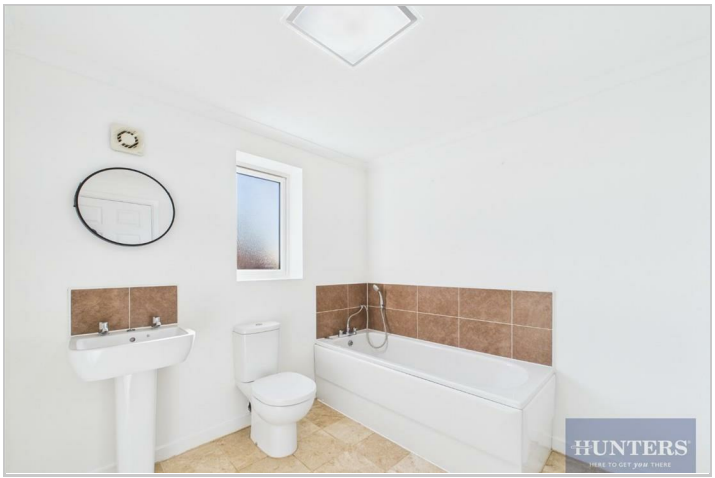
En-Suite
6'0" x 8'0" (1.85 x 2.46)

Bedroom Two
17'6" x 8'3" (5.35 x 2.53)

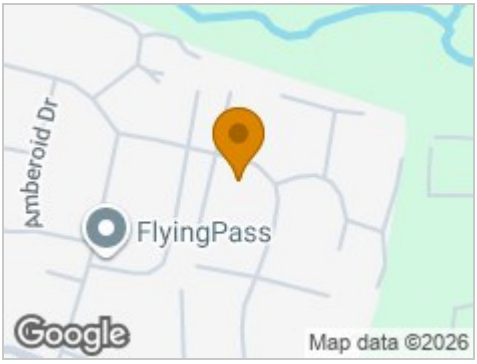
Bathroom
8'2" x 8'0" (2.49 x 2.45)

Garden Sunroom
8'2" x 14'11" (2.49 x 4.56)

Garage
8'8" x 17'5" (2.65 x 5.32)

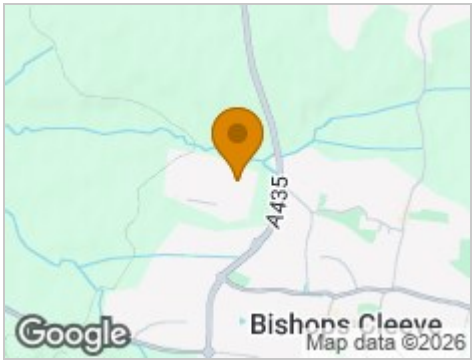


Road Map



Hybrid Map

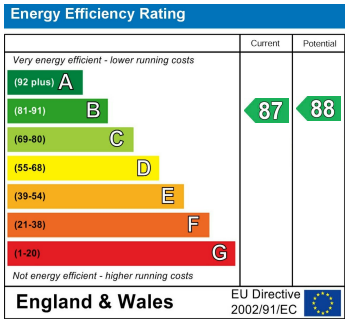
Terrain Map



Floor Plan

Viewing

Please contact our Hunters Cheltenham Office on 01242 528500 if you wish to arrange a viewing appointment for this property or require further information.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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