



Sapphire Road, Bishops Cleeve - GL52 7YU

Cheltenham

In Excess of £375,000



CR

## 144 Sapphire Road

Bishops Cleeve, Cheltenham

Stylish 4-bed semi-detached in Bishop's Cleeve. NHBC warranty, open-plan living, principal suite with balcony, landscaped garden, solar panels, parking. Close to amenities, schools, and Cheltenham commute.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Modern Four Bedroom Semi Detached Home
- Open Plan Living Room and Dining Area
- Two Stylish Bathrooms
- Popular Bishops Cleeve Location
- Attractive Rear Garden
- Driveway Parking for Two Cars







Positioned in a quiet residential road in Bishop's Cleeve, this stylish and spacious four bedroom semi detached home offers contemporary living across three well designed floors. Built recently and still within its NHBC warranty, the home features open-plan living, two bathrooms, a stunning principal suite with balcony, and a landscaped rear garden. With solar panels, driveway parking and a single garage, this beautiful home blends energy efficient convenience with thoughtful modern design.

**Entrance Hallway:** As you enter the property into the generous hallway you have access to a cloakroom, the kitchen / sitting & dining room as well as as practical under stairs storage.

**Kitchen /Living Room and Dining Area:** The heart of the home is a stunning open plan living, kitchen and dining space, with wood flooring throughout and French doors opening directly onto the rear garden.

At the front of the room, the kitchen area is finished with high gloss cupboards, chrome handles, and a sleek integrated tall fridge freezer with a gas hob and electric oven. A large front facing window brings in natural light and offers a pleasant outlook. There is plenty of cupboard storage and workspace, and the layout flows effortlessly into the dining and lounge areas at the rear, perfect for relaxing or entertaining.

**Cloakroom:** Located off the hallway, this generously sized cloakroom includes a toilet and wash basin, with plenty of space for storage or coat hooks.

#### **The First Floor:**

**Bedroom Two:** A generous double bedroom positioned at the rear of the home, carpeted and offering pretty views over the garden.

**Bedroom Three:** Another good sized double room, carpeted and bright, located at the front of the house.

**Bedroom Four:** Currently used as a nursery, this flexible fourth bedroom would make an ideal home office, dressing room, or guest space which is well proportioned.

**Main Bathroom:** The main bathroom is contemporary and stylish, finished with large format grey tiling to both walls and floor. It features a bath with black shower head and controls, WC, and basin with integrated storage. Sleek, modern and well lit.

#### **The Second Floor:**

**Bedroom One:** A standout feature of the home, the top floor principal suite is spacious and well appointed, with plenty of built in storage, eaves storage, and French doors opening onto a private balcony, perfect for enjoying a morning coffee or evening sunset while taking in stunning views of Cleeve Hill.

**Bedroom One Ensuite:** A stylish and well-finished ensuite shower room with walk in shower, striking grey tiling, black fixtures and fittings, two modern radiators, and integrated basin storage.

**Garden:** The rear garden is both pretty and practical, with a decked seating area, an artificial grassed lawn, and space to enjoy outdoor living.

**Parking:** To the side of the property is a single garage with power for added convenience. There is also parking for two cars in front of the garage. An additional benefit is this property also has an EV charging point.

Additional features include solar panels for enhanced energy efficiency, wood flooring throughout the ground floor, and the reassurance of being still within the NHBC warranty.

**Tenure:** Freehold

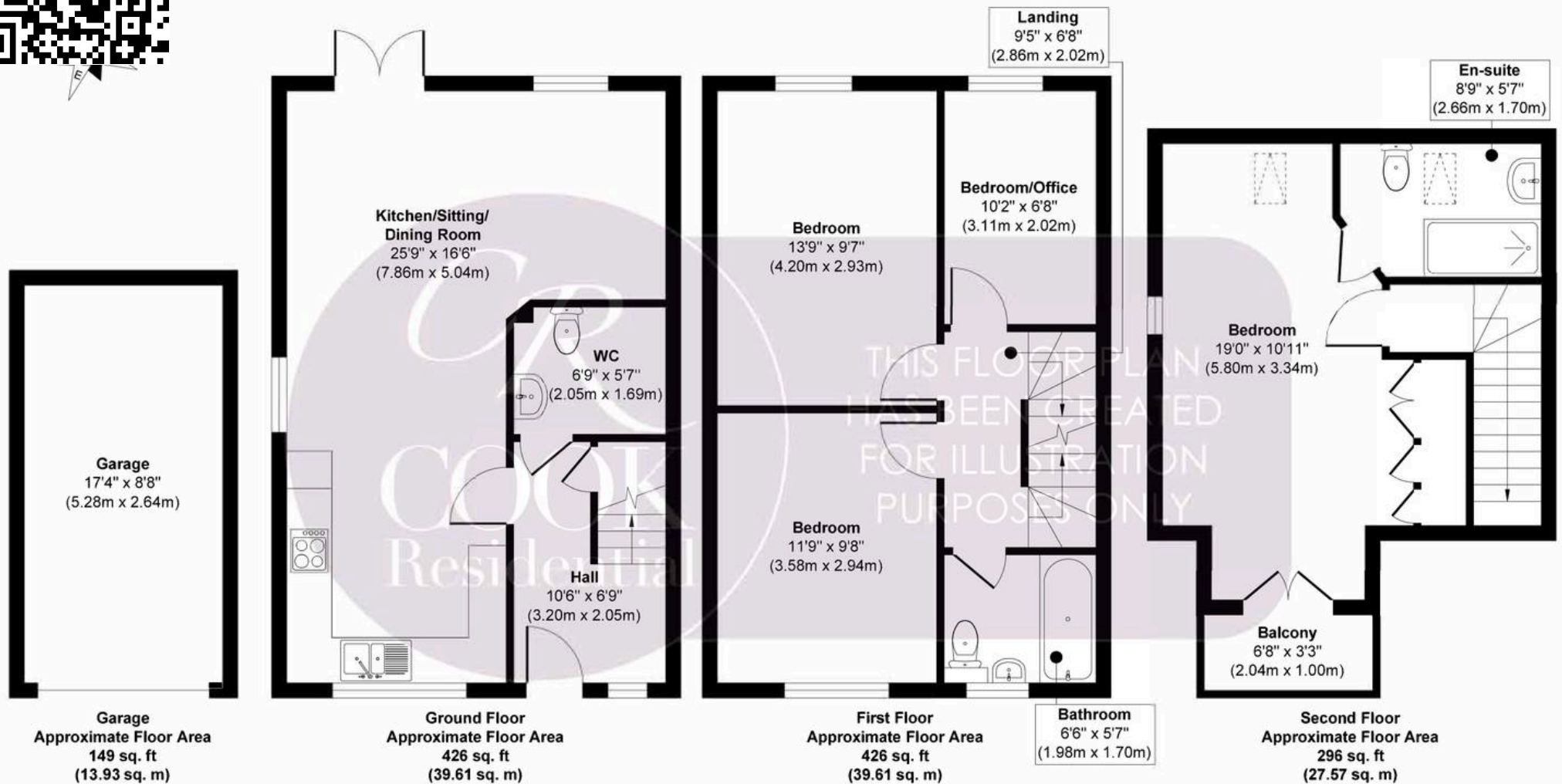
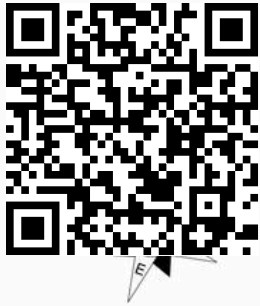
**Council Tax Band:** D

**Estate Charge:** £153 Per Annum

**Location:** Sapphire Road is situated in the desirable village of Bishop's Cleeve, offering an excellent blend of family friendly amenities, countryside views, and direct commuter access into Cheltenham. With a thriving community, good local schools, shops, parks, and public transport links nearby, this location provides the best of both peaceful living and everyday convenience.

*All information regarding the property details is to be confirmed between vendor and purchaser solicitors. All measurements are approximate and for guidance purposes only.*





Approx. Gross Internal Floor Area 1297 sq. ft / 120.72 sq. m (Including Garage)  
Approx. Gross Internal Floor Area 1148 sq. ft / 106.79 sq. m (Excluding Garage)

Produced by Elements Property







## Cook Residential

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For more detailed information please refer to the Cook Residential website. All information regarding the property details, including its position on Freehold, will be confirmed between vendor and purchaser solicitors. All measurements are approximate and for guidance purposes only.