



Meadoway, Bishops Cleeve, GL52 8NB

Guide Price £380,000





## Meadoway

Bishops Cleeve, GL52 8NB

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- No Onward Chain
- Three Bedroom Semi-Detached Home
- Generous Rear-Facing Sitting / Dining Room Opening Into Conservatory
- Potential To Add A Two Storey Extension Subject to Planning Permission
- Private Enclosed Rear Garden With Patio, Lawn & Garden Storage
- Garage With Power & Lighting Plus Driveway Parking





This well-proportioned three-bedroom semi-detached home situated on a large plot, offers generous and versatile living accommodation, with plenty of scope for improvement. This property is ideally suited to buyers that are looking for their next project to create a four bedroom family home (subject to the necessary planning permissions). Positioned within a popular residential area of Bishops Cleeve, the property benefits from a substantial ground floor footprint, a conservatory extension, garage with driveway parking, and is offered to the market with No Onward Chain.

**Entrance Hall:** A welcoming entrance hall provides access to the principal ground floor rooms, with stairs rising to the first floor and useful under stairs storage.

**Cloakroom:** Conveniently located off the hallway, fitted with a low-level WC and wash hand basin, complemented by a frosted window allowing for natural light.

**Kitchen:** Positioned to the front of the property, the kitchen is fitted with a range of wall and base units with worktop over, incorporating a gas hob with an oven below and extractor over. There is a built in double storage cupboard and a front-facing window providing natural light. The space offers excellent scope for modernisation or reconfiguration to suit individual tastes.

**Utility Room:** Located just off the kitchen, the utility room offers additional worktop space, sink, storage, and plumbing for free standing appliances.

**Sitting / Dining Room:** A particularly impressive open-plan space extending across the rear of the property, creating a bright and inviting environment. There is ample room for both sitting and dining areas, with a natural flow leading directly through to the conservatory, making it ideal for both everyday living and entertaining.

**Conservatory:** A fantastic addition to the home, the conservatory enjoys a pleasant outlook over the garden and provides a versatile second reception space. Double doors open directly onto the patio, creating an excellent indoor-outdoor connection.

**First Floor Landing:** The landing is naturally lit via a side window and provides access to all first-floor accommodation.

**Bedroom One:** A spacious double bedroom overlooking the rear garden, offering ample space for wardrobes and additional furnishings.

**Bedroom Two:** A well-proportioned double bedroom also positioned to the rear, enjoying a pleasant outlook over the garden and benefiting from good natural light.

**Bedroom Three:** A single bedroom located to the front of the property, ideal as a nursery, home office, or guest room.

**Bathroom:** The family bathroom is fitted with a white suite comprising a bath with shower over, wash hand basin set within a vanity unit, and WC, with a frosted window to the side.

**Vestibule / Side Passage:** Accessed from the rear of the property, this useful covered area connects the house to the garage and provides additional storage, with access through to the garden.

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**Garage:** A valuable addition, the attached garage benefits from power and lighting, offering excellent storage, workshop potential, or scope for conversion subject to the necessary consents.

**Garden:** The large wrap around garden offers a private and enclosed space, featuring a generous paved patio area ideal for outdoor dining, alongside a lawn and planted borders. A timber shed provides additional storage.

**Parking:** To the front of the property, there is driveway parking leading to the garage, with double wooden gates providing access through to the rear garden and a further hardstanding area, offering additional off-road parking if required.

**Tenure:** Freehold

**Council Tax Band:** D

**Location:** Meadoway is situated within the ever-popular village of Bishops Cleeve, offering a wide range of local amenities including shops, supermarkets, well-regarded schools, and leisure facilities. The area provides excellent access to Cheltenham town centre, as well as convenient links to the M5 motorway network. The surrounding countryside is also easily accessible, offering scenic walks and outdoor pursuits, making this a highly desirable place to live.

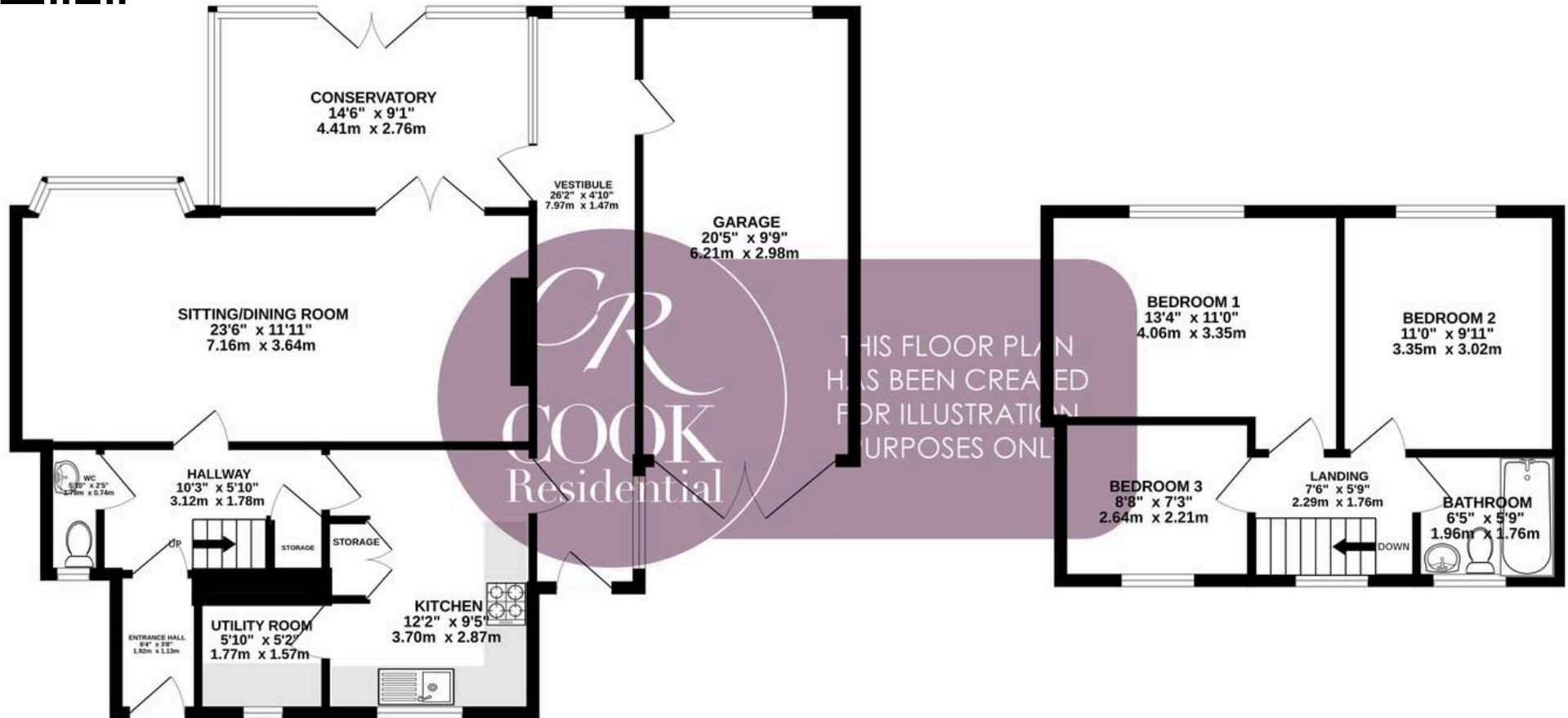
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**GROUND FLOOR**  
952 sq.ft. (88.5 sq.m.) approx.

**1ST FLOOR**  
385 sq.ft. (35.8 sq.m.) approx.



**TOTAL FLOOR AREA : 1337 sq.ft. (124.2 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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