



Little Grebe Road, Bishops Cleeve, GL52 8HR
Asking Price Of £500,000 Freehold


MARTIN&CO

Little Grebe Road, Bishops Cleeve

4 Bedrooms, 3 Bathroom

Asking Price Of £500,000

- Four Bedrooms
- Three Bathrooms
- Cloakroom
- Home Office
- Garage & Driveway
- Excellent Decorative Order
- Double Glazing



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



A beautifully presented four bedroom detached house situated in a highly sought after area of Bishops Cleeve. Set to the North of the Village with Gotherington Village further up the road and the Back Gold Café & Deli just a 5 minute walk, this home is stunning.

The accommodation comprises entrance hall with an arch to Home office and then a door to a cloakroom. To the left is a formal dining room, which could be used as another sitting area, then there is access from both the dining room and hallway to the centrepiece of the home; A stunning 'L' shaped Family Room, Kitchen and Sun Room. This space is the hub of the home and features inset fireplace, modern kitchen and access out to the garden via either a stable door from the kitchen or via the sun room extension.

First floor living accommodation has been modified from the original four bedroom, three bathroom layout with the fourth bedroom opened to the guest bedroom to create a walk in wardrobe and dressing room. This

change is easy to convert back with the original door still in place. You therefore have the main bedroom with en-suite and built in wardrobes, a guest room with the former fourth bedroom as a dressing room and walk in wardrobe and a second ensuite shower room. There is then a family bathroom serving the third bedroom. As you are on the edge of the village from the rear are lovely views to Nottingham hill.

To the exterior, front garden enclosed with wrought iron railings being laid to stone chippings. To the rear of the property there is a driveway leading to a detached garage. The rear garden is an attractive space enclosed with walling and fencing laid to patio and stone chippings, wall mounted planters and gated rear access.

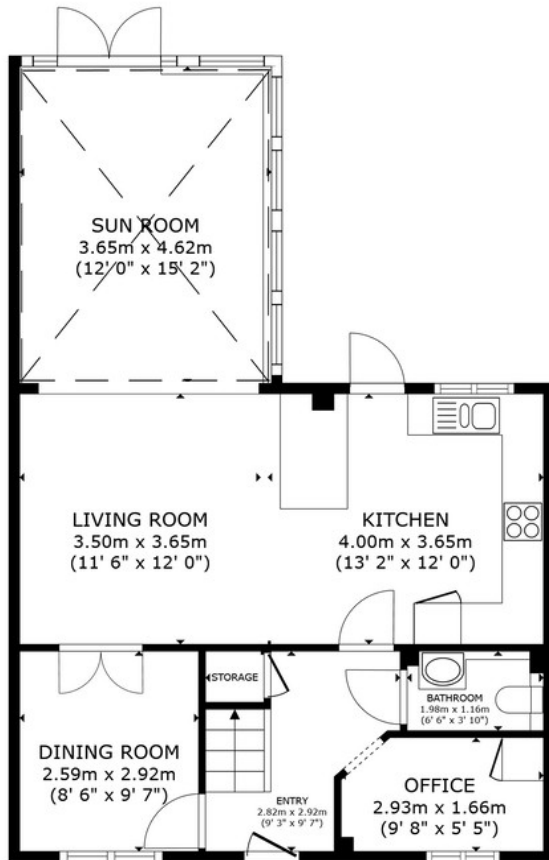
A stunning home that has had so much upgraded, even though it is a relatively modern home, certainly one not to miss out on.

Tenure: Freehold
Council Tax Band: E
EPC Rating: C

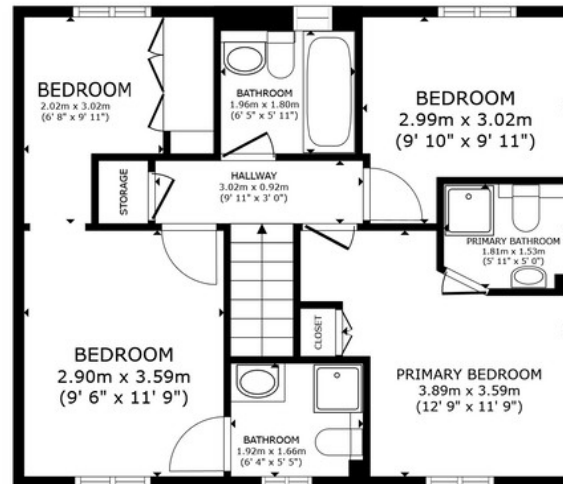








FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 68.1 m² (733 sq.ft.) FLOOR 2 52.5 m² (565 sq.ft.)
TOTAL : 120.7 m² (1,299 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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