

Presenting: Sanderling Way, Bishops Cleeve, GL52 8GR



A spacious three storey townhouse

ADAM HALLIWELL

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About this property...

At Adam Halliwell, Powered by eXp, I am pleased to present this class leading three bedroom home. These homes suit many, but most of all those looking for space in a the category of three bedrooms. The three floor set up really pushes this home into another size bracket from your regular three bed semi. Enter this home to be greeted by polished tiled floors throughout the whole of the ground floor, with stairs leading to the first floor with a cloakroom underneath. To the front is a very colourful kitchen/diner with a range of high gloss grey kitchen units, space for a table and fitted appliances (Fridge/freezer, dishwasher, oven, hob and hood). To the rear is a good sized living room with almost the entire rear wall glass and doors opening out onto the 38' x 25' rear garden. A perfect spot to unwind. The garden is supplied with decking and is mostly laid to lawn with some mature boundaries to provide additional privacy. The garage is attached to the house and can be accessed from the garden also with storage available over the rafters and power available in here.

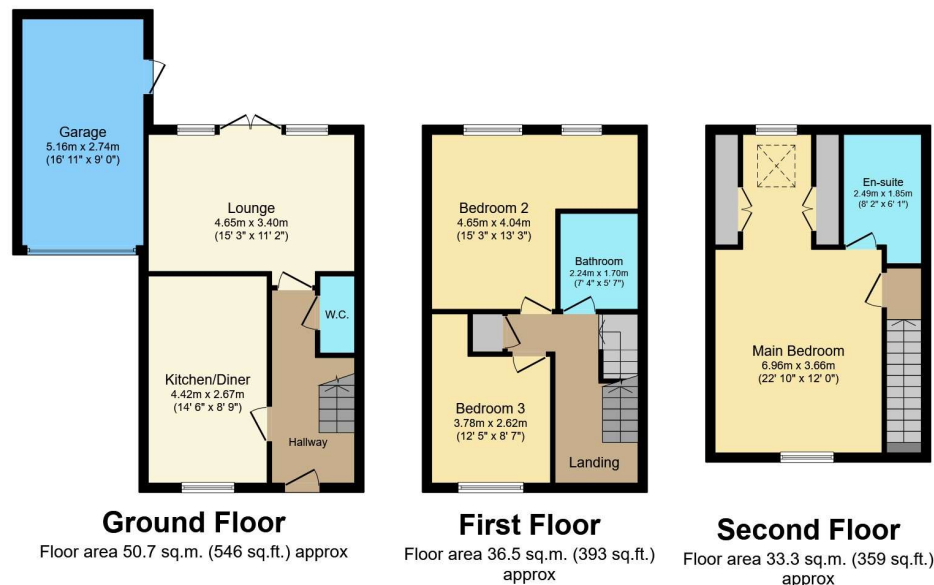
To the first floor. This floor offers a large 2nd bedroom, which widens out at the end to be the width of the house. Currently used to site a wardrobe, for those working from home or a teenager looking for a place to study, this space would fit a desk and create a good workspace. There is a further good sized single bedroom on this floor also. The main bathroom is here, a white suite with shower over the bath and fixed screen.

Onto the top floor where the master suite awaits. This room is a real "Wow" feature of this style of home with space, options and privacy of the whole floor. The bedroom is massive and has space for virtually any size bed you wish to have. There is a view from each of these windows over rooftops. The dressing area has side by side wardrobes but in between is a dressing area. This space also works perfectly as a work station for home workers. Great place to work on the top floor away from the hustle and bustle of the home. There is an ensuite of here with oversized walk in shower to complete the top floor.



Property Features...

- Garage and driveway
- 38' x 25' rear garden
- Cloakroom
- Kitchen/diner with appliances
- Master bedroom entire floor
- Large 2nd bedroom
- En-suite to master



Total floor area 120.5 sq.m. (1,298 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBox

About this location...

The Homelands development is now an established part of the village of Bishops Cleeve. The most recent addition being the shopping complex on Gotherington Lane, less than a 5 minute walk from the house. Here you will find the convenience of a local Coop and a range of fast food and personal services. Sit out and enjoy a coffee, sandwich or evening burgers at the local coffee shop, a spot you often find me in between appointments! There are play parks on the site, along with a steam train on view on the northern edge and walks onto the hills. For other shopping, the centre of the village provides the rest.

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



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