



PETER BALL & Co.  
ESTATE AGENTS

# MIRABELLE ROAD, BISHOPS CLEEVE, CHELTENHAM GL52 8FS

**£435,000**

- Four Double Bedrooms
- Study/Playroom
- 25ft Kitchen/Dining Area
- Utility/Cloakroom
- En Suite to Master
- Garage
- Driveway
- NHBC

## PROPERTY DESCRIPTION

Built by Bovis Homes in 2017 'The Canterbury' is an impressive four double bedroom family home located on the North side of Bishops Cleeve. It enjoys views of both Cleeve and Nottingham Hill and is part of the last stage of the 'Homelands' Bovis development. The living accommodation comprises a spacious entrance hall with stairs to the first floor and an under stair storage cupboard. The living room measures 19'10 and has double doors leading into the kitchen/dining/family room which stretches the whole length of the rear of the property measuring an impressive 25' x 10' complete with fitted appliances and double doors out to the private rear garden. Also on the ground floor is a study/playroom and a utility/cloakroom. There is an over sized single detached garage measuring 19'8 x 10 with private driveway for a further

two vehicles. Upstairs the spacious landing boasts four double bedrooms and family bathroom. The master bedroom measures an impressive 16'7 x 11'5 with en suite. Further benefits include gas central heating with Mega flow Eco to provide pressured hot water and double glazing throughout.

## SITUATION

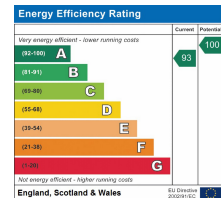
Bishops Cleeve is a large village approximately 3 miles to the north of Cheltenham. Dating from the 8th Century the village has a number of historic and period properties alongside the more contemporary residential developments of recent times. The village has a vibrant shopping centre, two supermarkets and all the social facilities one would expect in a large village. Cheltenham and Tewkesbury town centres are both less than 5 miles away. Transport links to the area are good being close to the M5 junctions and Cheltenham Spa mainline station. There are primary and secondary schools within half a mile in the village.

## DIRECTIONS

From our office in Church Road follow the road round into School Road. At the Junction turn right into Station Road and then left into Gotherington Lane. At the roundabout turn right into Sanderling Way, then turn left into Little Glebe Road and left again into Lambourne Road. At the end of the road turn left into Mirabelle Road where number 33 will be located on the left hand side.

## ADDITIONAL INFORMATION

Tewkesbury Borough Council - Tax Band F.



Viewing by appointment with your local office of

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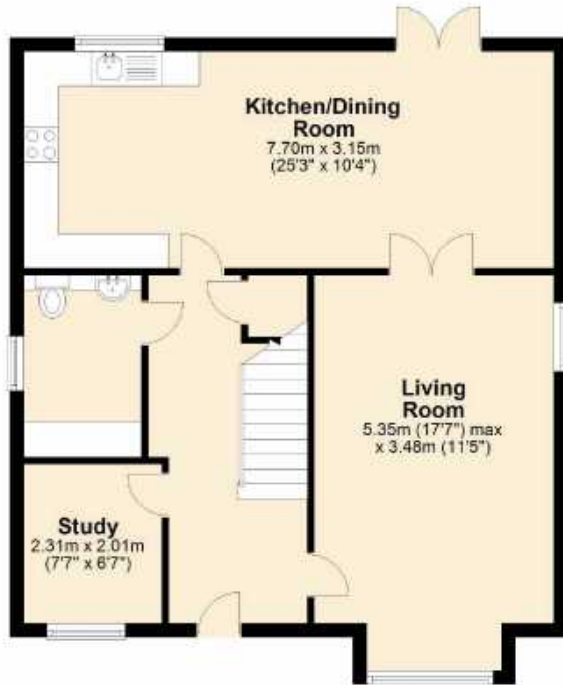
Peter Ball & Co has not tested any apparatus, equipment, fitting or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



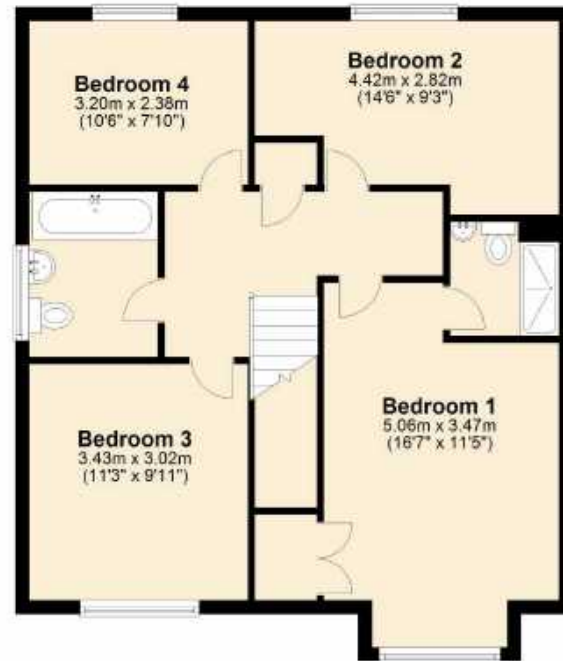
### Ground Floor

Approx. 65.4 sq. metres (704.4 sq. feet)



### First Floor

Approx. 65.5 sq. metres (705.3 sq. feet)



Total area: approx. 131.0 sq. metres (1409.6 sq. feet)

This plan is not to scale. For guidance purposes only.  
Plan produced using PlanUp.