



10 Shearwater Grove

Innsworth, GL3 1DA

£299,950



This extended semi-detached dormer bungalow offers highly versatile accommodation, with sleeping and bathroom facilities on both floors and the potential to create a fourth bedroom.

The ground floor features a well-proportioned kitchen/breakfast room, a generous lounge opening into a bright conservatory, a ground-floor bedroom, shower room, and a useful study area—perfect for home working. Upstairs, there are two further bedrooms and a WC.

Externally, the home is equally impressive. The attractively landscaped front garden provides kerb appeal, while the large driveway offers parking for several vehicles and continues to the side, leading to a garage and a private, well-maintained rear garden.



Entrance Hallway

Approached via Upvc double glazed front door, radiator, doors to shower room, bedroom 3, lounge & sitting room.

Shower Room

Upvc frosted double glazed window to side, shower cubicle, low level wc & pedestal wash hand basin, tiled walls, storage cupboard.

Lounge

Upvc double glazed sliding doors to rear, television point, radiator, power points. door to:

Kitchen

Upvc double glazed window to side, & rear, Upvc double glazed door to rear, eye & base level units with roll edge work tops, sink/drain, cooker point, space for appliances. tiled flooring, towel rail, radiator.

Conservatory

Upvc double glazed french doors to rear, Upvc double glazed windows throughout, pvc roof, tiled flooring.

Sitting Room

Upvc double glazed windows to front, radiator, power points, stairs to first floor.

Bedroom 3

Upvc double glazed windows to front, radiator, power points.

First Floor Landing

Doors to bedrooms 1 & 2.

Bedroom 1

Upvc double glazed windows to rear, radiator, power points, door to:

Cloakroom

Upvc frosted double glazed window to side, low level wc & pedestal wash hand basin, cupboard housing combination boiler.

Bedroom 2

Upvc double glazed windows to front, radiator, power points, storage cupboard.

Rear Garden

An enclosed area which is partly paved, mainly laid to lawn, green house, cold water tap, gated side access. Door to:

Garage

Up & over door with power & lighting.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

Local Authority

Tewkesbury Borough Council- Band C

Awaiting Vendor Approval

Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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