

# WILKINSON

SALES • LETTINGS • MANAGEMENT

£410,000

Hillview Lane, Twyning, Gloucestershire



 4  
Bedrooms

 2  
Bathrooms

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- Extended Detached Home
- Lounge
- Dining Room
- Kitchen
- Utility
- Downstairs WC
- Family Room
- Four Bedrooms
- Ensuite & Family Bathroom
- Rear Garden
- Garage & Off Road Parking
- UPVC Double Glazing

Wilkinson SLM are delighted to bring to market an extended four bedroom detached home tucked in a cul de sac in the desirable village of Twyning. The owners have lived in this family loved home for 38 years and now it's time for new owners to make years of memories.

Upon arrival, the entrance porch opens to a hallway with a door to the right leading to a spacious lounge with the benefit of an electric fireplace and an archway to the dining room with a further door to the kitchen. The kitchen can also be accessed from the hallway with various base and wall units, newly fitted sink and worktops. There is also an understairs storage cupboard. From the kitchen a door opens to a good sized utility with more base and wall units, space and plumbing for a washing machine and tumble dryer. The utility also provides access to the downstairs WC and family room which was the original garage that has been converted. This is a great room to enjoy games with the family. The good sized rear garden can be accessed via the sliding door in the dining room or the patio door in the utility area which is predominately laid to lawn with a patio area and surrounding plants. There is a pebbled area behind the converted garage with the benefit of a storage shed, further more there is side access via a gate to the front of the home. Occupying the first floor are three double bedrooms and a single bedroom which could also be used as a study. Bedroom two has the added benefit of a built in triple sliding wardrobe. There is also an ensuite with a Velux window, family bathroom and airing cupboard. Further complementing this fantastic home is a garage that can be accessed via the utility which has power and lighting with off road parking at the front. The majority of the windows have been replaced with UPVC triple glazing, newly fitted carpet in the lounge, dining room, stairs, bedroom four and airing cupboard and newly fitted Karndean flooring in the hall and kitchen.

**Lounge** 16' 3" x 13' 10" (4.95m x 4.22m)

**Dining Room** 9' 11" x 8' 10" (3.02m x 2.69m)

**Kitchen** 9' 11" x 10' 9" (3.02m x 3.28m)

**Utility** 9' 5" x 7' 9" (2.87m x 2.36m)

**Family Room** 16' 11" x 7' 9" (5.16m x 2.36m)

**Bedroom One** 12' 0" x 11' 11" (3.66m x 3.63m)

**Bedroom Two** 8' 6" x 11' 11" (2.59m x 3.63m)

**Bedroom Three** 15' 6" x 7' 9" (4.72m x 2.36m) *restricted head room*

**Bedroom Four/Study** 7' 11" x 7' 11" (2.41m x 2.41m) *maximum measurements*

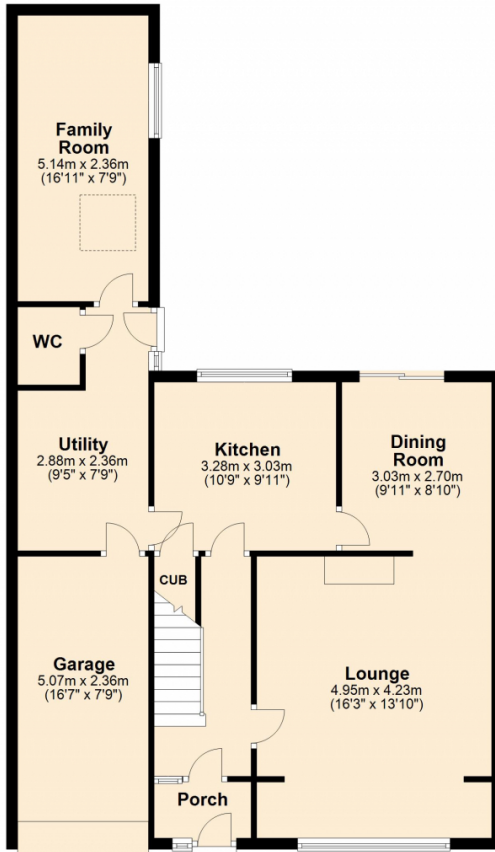
**Ensuite** 5' 11" x 7' 9" (1.80m x 2.36m)

**Bathroom** 5' 11" x 8' 7" (1.80m x 2.62m)

**Garage** 16' 7" x 7' 9" (5.05m x 2.36m)

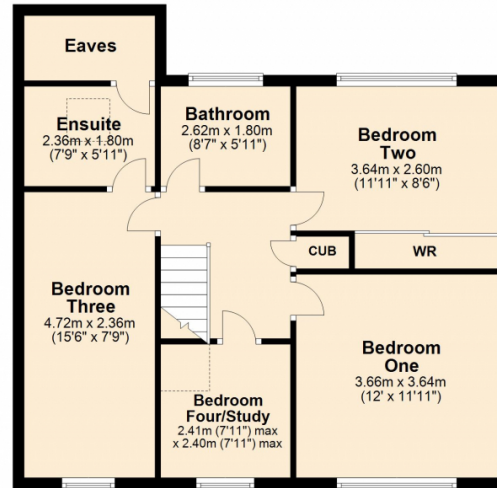
### Ground Floor

Approx. 85.4 sq. metres (919.7 sq. feet)



### First Floor


Approx. 63.0 sq. metres (678.2 sq. feet)



Total area: approx. 148.4 sq. metres (1597.9 sq. feet)

This plan is not to scale and is for guidance only. Produced by PlanUp.  
Plan produced using PlanUp.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>69</b>
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address: Hillview Lane, Twyning, Gloucestershire

