

# WILKINSON

SALES • LETTINGS • MANAGEMENT

£375,000

Wakeman Close, Walton Cardiff, Tewkesbury, GL20



 3

Bedrooms

 2

Bathrooms

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- Detached Home
- Lounge
- Dining Room
- Kitchen
- Conservatory & Downstairs WC
- Three Bedrooms
- En-Suite Shower Room & Refitted Bathroom
- Rear Garden & Garage
- Off Road Parking
- UPVC Double Glazing
- Gas Central Heating

**Wilkinson SLM are pleased to offer for sale this beautifully presented detached home situated on a corner plot of the popular Walton Cardiff development. This home is ready to move straight into. The spacious hallway leads to the lounge which has a feature fireplace with real chimney and a gas fire inset. Double doors open to the conservatory which has recently been upgraded to include an insulated ceiling. The adjacent kitchen includes an electric double oven, induction hob and a boiling water hot tap. Both the conservatory and kitchen have double doors opening to the garden. The dining room is a lovely light and airy room with two windows large windows capturing the sun throughout the day.**

**From the entrance hall, the downstairs WC and understairs storage cupboard are also accessed. Occupying the first floor are three bedrooms and the refitted family bathroom with a wonderful air-spa bath! The master bedroom has the added benefit of a built in wardrobe and en-suite shower room; while bedroom two is also a large double and offers a further built in wardrobe. The third bedroom is currently configured as a nursery.. The spacious landing also has access to the airing cupboard.**

**Outside, the private garden benefits from side access leading to the driveway for up to 3 cars. The garden is low-maintenance, with planted borders and patio. This delightful home is further complemented by UPVC double glazing; gas central heating with new boiler fitted in 2023; and a single garage with an electric door and fully boarded attic. Viewing is an absolute must to appreciate just what this home has to offer!**

**Lounge** 15' 1" x 12' 4" (4.60m x 3.76m) maximum measurements

**Conservatory** 10' 11" x 9' 6" (3.33m x 2.90m)

**Kitchen** 10' 3" x 8' 11" (3.12m x 2.72m)

**Dining Room** 11' 4" x 8' 9" (3.45m x 2.67m)

**Bedroom One** 15' 9" x 9' 4" (4.80m x 2.84m) maximum measurements

**En Suite** 5' 9" x 4' 9" (1.75m x 1.45m)

**Bedroom Two** 11' 7" x 10' 7" (3.53m x 3.23m) maximum measurements

**Bedroom Three** 11' 2" x 6' 0" (3.40m x 1.83m)

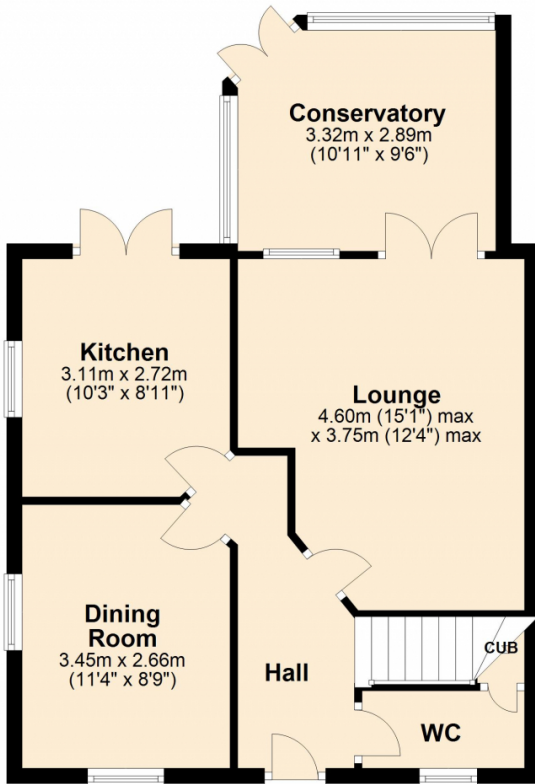
**Bathroom** 11' 2" x 6' 0" (3.40m x 1.83m) maximum measurements

**Garage** 16' 6" x 8' 6" (5.03m x 2.59m)



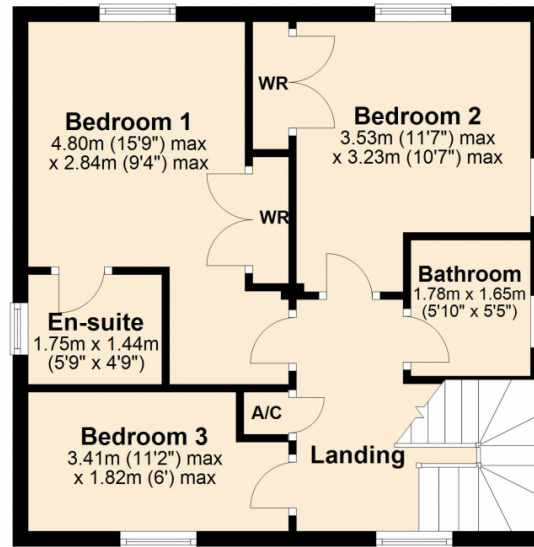
### Ground Floor

Approx. 53.5 sq. metres (576.0 sq. feet)



### First Floor

Approx. 43.7 sq. metres (470.9 sq. feet)



Total area: approx. 97.3 sq. metres (1047.0 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
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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