

WILKINSON

SALES • LETTINGS • MANAGEMENT

£475,000

Ashton Crescent, Pamington, Tewkesbury, GL20



5

Bedrooms



3

Bathrooms

101 High Street, Tewkesbury, Gloucestershire, GL20 5JZ |
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- Beautifully Presented Detached House
- Open Plan Kitchen/Dining Room
- Lounge
- Study
- Utility Room
- Five Bedrooms
- Two Ensuites & Family Bathroom
- Principal Suite on Second Floor
- Private Rear Garden
- Garage with Parking on Driveway
- UPVC Double Glazing
- Gas Central Heating
- 4 Year Old Property

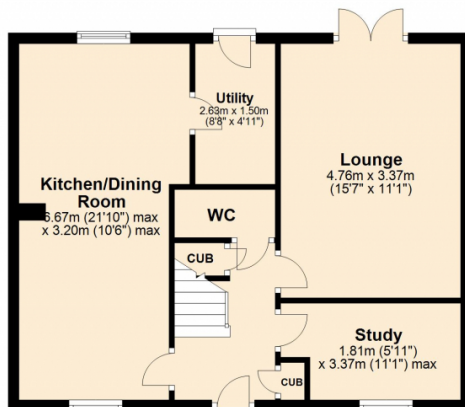
Wilkinson SLM proudly presents this exceptional five-bedroom detached house in the sought-after Barleyfields development in Pamington. Designed for modern family living, this property boasts generous living accommodation, practical features, and a fresh, contemporary design. Upon entering this home, the welcoming hallway sets the tone for the spacious interiors. To the left, the dual-aspect kitchen/dining room impresses with an array of base and wall units, integrated appliances, including a fridge freezer, dishwasher, electric oven, and gas hob. Perfect for everyday family meals or entertaining guests. A utility room, accessible from the kitchen, provides additional practicality with space and plumbing for a washing machine. From here, a patio door leads directly to the low maintenance rear garden. To the right of the hallway, you'll find a versatile study; an ideal room for working from home and a good sized lounge with French doors opening to the rear garden. Completing the ground floor are two useful storage cupboards and a downstairs WC. The private rear garden features a patio area and the remainder laid to lawn, offering ample space for relaxation, outdoor entertaining or for the children to run around and burn some energy! The first floor features four good sized bedrooms with bedroom two benefitting from an ensuite shower room. Also on the first floor is a modern bathroom and an airing cupboard. A separate lobby from the landing leads to the exclusive principal suite, occupying the entire second floor. This retreat features a spacious bedroom, a dedicated dressing area and an ensuite shower room. There are also Eaves storage. Further complementing this home is UPVC double glazing, gas central heating with the boiler the same age as the house, 4 years. There is also a single garage with power and lighting and off road parking on the driveway in front. This home combines modern convenience with functionality, offering ample space for family living and entertaining. With its superb location and thoughtful layout, this home is a must-see.

Estate Maintenance Charge - £136 every 6 months

- Lounge** 15' 7" x 11' 1" (4.75m x 3.38m)
- Kitchen/Dining Room** 21' 10" x 10' 6" (6.65m x 3.20m) - maximum measurements
- Utility** 8' 8" x 4' 11" (2.64m x 1.50m)
- Study** 5' 11" x 11' 1" (1.80m x 3.38m)
- Bedroom One** 10' 1" x 21' 10" (3.07m x 6.65m) - maximum measurements
- Ensuite One** 8' 0" x 9' 3" (2.44m x 2.82m) - maximum measurements
- Bedroom Two** 12' 6" x 11' 0" (3.81m x 3.35m) - maximum measurements
- Ensuite Two** 6' 2" x 4' 7" (1.88m x 1.40m) - maximum measurements
- Bedroom Three** 9' 1" x 11' 0" (2.77m x 3.35m)
- Bedroom Four** 9' 11" x 9' 4" (3.02m x 2.84m)
- Bedroom Five** 11' 7" x 6' 8" (3.53m x 2.03m) - maximum measurements
- Bathroom** 6' 2" x 6' 10" (1.88m x 2.08m) - maximum measurements

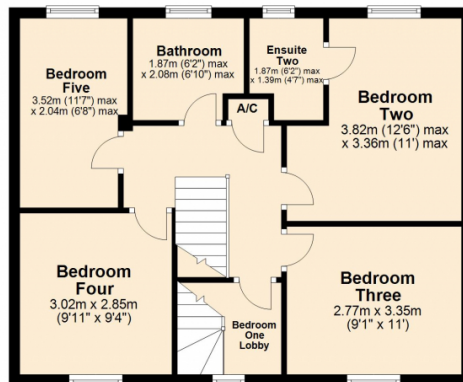
Ground Floor

Approx. 55.1 sq. metres (593.5 sq. feet)



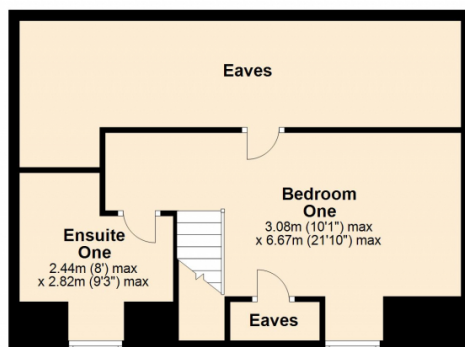
First Floor

Approx. 55.1 sq. metres (593.5 sq. feet)



Second Floor

Approx. 51.6 sq. metres (555.1 sq. feet)



Total area: approx. 161.9 sq. metres (1742.2 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+) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Pamington, GL20

