

WILKINSON

SALES • LETTINGS • MANAGEMENT

£410,000

Wagtail Drive, Northway, Tewkesbury, GL20



 4
Bedrooms

 2
Bathrooms

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- Detached House on a Corner Plot
- Dual Aspect Lounge
- Dining Room
- Dual Aspect & Refitted Kitchen with Built In Appliances
- Downstairs WC
- Conservatory
- SOUTHERLY FACING Rear Garden
- Four Double Bedrooms
- Refitted Ensuite & Refitted Family Bathroom
- UPVC Double Glazing
- Gas Central Heating
- Ample Parking

Wilkinson SLM are pleased to bring to market, a family loved, four bedroom detached house, situated on a corner plot in Northway with a garage conversion and a SOUTHERLY FACING rear garden. On the ground floor, there is a dual aspect lounge with a cosy gas fireplace and sliding doors opening to the rear garden. From the lounge a large archway leads to the dining room which in turn has a door leading back to the hallway; effectively a loop on the ground floor for easy flow. From the dining room double doors open out to the good sized conservatory, offering an additional room to relax and unwind or use as a play room. Doors then lead to the rear garden too.

Also on the ground floor is a dual aspect refitted and modern kitchen with sleek base and wall units and the added benefit of a built in Neff Slide and Hide Double Electric Oven and Micro Oven, integrated Neff dishwasher, Hoover washing machine as well as an integrated full height fridge and gas hob. A side door leads to the rear garden and the front of the house. Accommodating the first floor are four double bedrooms with bedroom benefitting from an over bed storage unit, built in double wardrobes and a refitted ensuite. Bedroom two has the advantage of a built in double wardrobe and bedroom four has an over bed storage unit. Finishing the first floor is a refitted bathroom with the luxury of a roll top bath and there is also an airing cupboard. The Southerly Facing rear garden has a mixture of a patio area, decking area, a fenced off area of children's toys and the remainder laid to lawn. An outdoor space to cater to all! There is also a side gate providing convenient access to the front of the house with ample parking on the driveway!

Further complementing this wonderful home is UPVC double glazing and gas central heating. A viewing comes highly recommended to see the amount of accommodation this home has to offer!

Lounge 21' 11" x 11' 2" (6.68m x 3.40m)

Dining Room 8' 7" x 9' 2" (2.62m x 2.79m)

Kitchen 28' 7" x 7' 7" (8.71m x 2.31m)

Conservatory 14' 4" x 12' 5" (4.37m x 3.78m)

Bedroom One 12' 10" x 11' 6" (3.91m x 3.51m) *maximum measurements*

Ensuite 8' 3" x 5' 8" (2.51m x 1.73m) *maximum measurements*

Bedroom Two 12' 10" x 11' 5" (3.91m x 3.48m) *maximum measurements*

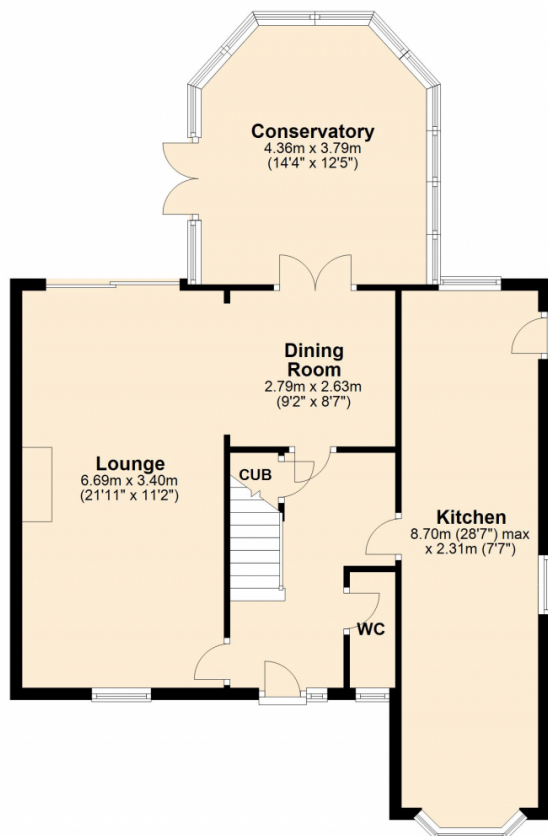
Bedroom Three 8' 10" x 11' 0" (2.69m x 3.35m) *maximum measurements*

Bedroom Four 8' 11" x 8' 7" (2.72m x 2.62m) *maximum measurements*

Bathroom 5' 10" x 8' 10" (1.78m x 2.69m)

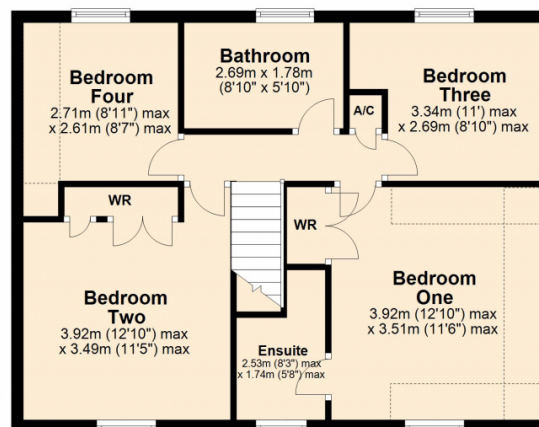
Ground Floor

Approx. 78.8 sq. metres (848.3 sq. feet)



First Floor

Approx. 58.1 sq. metres (625.5 sq. feet)



Total area: approx. 136.9 sq. metres (1473.7 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		
(81-91) B		83
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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