

# WILKINSON

SALES • LETTINGS • MANAGEMENT

£350,000

Tug Wilson Close, Northway, GL20



3

Bedrooms



1

Bathroom

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- End Terrace
- Three Bedrooms
- Lounge
- Kitchen
- Dining /Sitting Room
- Conservatory
- Utility
- DownStairs WC
- Bathroom
- Porch
- Garden Room
- Large Rear Garden
- Allocated Parking

Wilkinson SLM are delighted to present an beautifully extended three bedroom semi detached home in a quiet cul de sac, in the residential area of Northway. This area is perfect for families or professionals alike, featuring excellent local schools, convenient shops and easy access to the M5 motorway and train station.

Upon entering the porch leads into a tastefully decorated lounge with a front facing window, under stairs storage and stairs leading to the first floor. A door from the lounge opens into the heart of the home - an impressive open plan living space that seamlessly combines a contemporary kitchen, dining/sitting room and conservatory creating an inviting atmosphere for family gatherings and entertaining guests. The modern kitchen features and array of base and wall units, integrated fridge freezer and dish washer, space for a small wine fridge and range cooker. Additionally there is useful cupboard in the kitchen, perfect for an additional pantry or a cozy office nook. Flowing effortlessly from the kitchen, the dining/sitting area leads into the bright and airy conservatory. Just off the dining/sitting room is a useful utility room, with space and plumbing for a washing machine and tumble drier and a door leading to the downstairs toilet.

Patio doors in the conservatory open to a generously sized rear garden, thoughtfully divided into distinct areas. The rear of the garden is home to a garden room, or as the current owners call it, " a mancave", with a home bar, pool table and dart board, it adds an extra touch of space for a growing family. An artificial grass section provides a safe play area for children or space for outdoor sports. A low level gate leads to a lawned area bordered by plants, while a newly laid patio outside the conservatory is perfect for outdoor dining and entertaining. The first floor comprises of 3 bedrooms with bedroom One having the added benefit of built in wardrobes, a main bathroom and a handy storage cupboard.

This impeccably presented home not only includes generous living space but also includes gas central heating, UPVC double glazing and an allocated parking space, making it a fantastic opportunity for buyers seeking both comfort and convenience.

**Lounge** 11' 10" x 16' 1" (3.61m x 4.90m)

**Kitchen** 9' 5" x 15' 10" (2.87m x 4.83m) *maximum measurements*

**Dining / Sitting Room** 10' 3" x 11' 9" (3.12m x 3.58m)

**Conservatory** 9' 0" x 9' 1" (2.74m x 2.77m)

**Bedroom One** 11' 4" x 10' 8" (3.45m x 3.25m)

**Bedroom Two** 9' 10" x 12' 5" (3.00m x 3.78m) *maximum measurements*

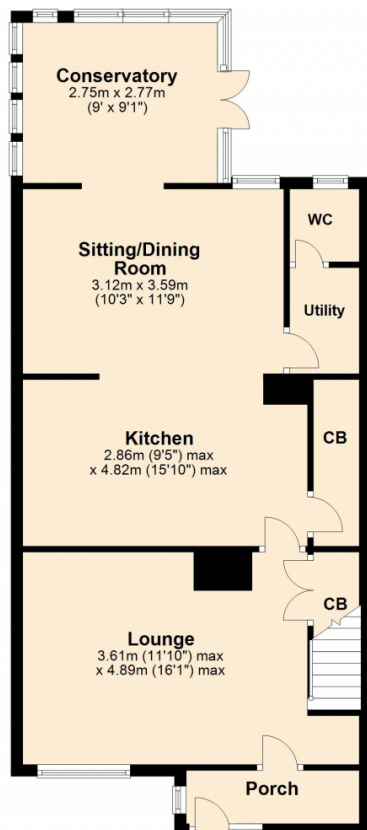
**Bedroom Three** 6' 8" x 9' 4" (2.03m x 2.84m) *maximum measurements*

**Bathroom** 5' 5" x 8' 0" (1.65m x 2.44m)

**Garden Room** 11' 0" x 16' 2" (3.35m x 4.93m) *maximum measurements*

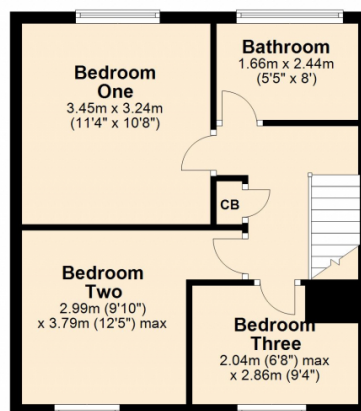
## Ground Floor

Approx. 69.7 sq. metres (749.9 sq. feet)



## First Floor

Approx. 37.8 sq. metres (406.8 sq. feet)



Total area: approx. 107.5 sq. metres (1156.8 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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