

# WILKINSON

SALES • LETTINGS • MANAGEMENT

£399,950

Moulder Road, Newtown, Tewkesbury, GL20



3

Bedrooms



2

Bathrooms

101 High Street, Tewkesbury, Gloucestershire, GL20 5JZ |  
Info@wilkinsonslm.co.uk

01684 367736





- Detached Home
- Open Plan Kitchen/Dining Room
- Lounge with Log Burner
- Three Bedrooms
- Ensuite & Family Bathroom
- Southerly Facing Rear Garden
- Detached Garage & Ample Parking
- Gas Central Heating
- UPVC Double Glazing

Wilkinson SLM are delighted to bring to market a fantastic three bedroom detached home in the desirable Newtown development with the advantage of a detached garage and ample off road parking. Upon arrival the front door welcomes a hallway with doors leading to bedroom three and a separate ensuite wet room, light and spacious lounge with the added benefit of a log burner for those cold winter months and an open plan contemporary kitchen/dining room. The kitchen has an array of base and wall units with space and plumbing for a washing machine. There are internal double doors from the dining area opening to the lounge to allow the choice of open plan living for the majority of the ground floor. Also, there is a useful understairs storage cupboard. French doors and a separate patio door from the kitchen/dining room open to the beautiful Southerly Facing rear garden. Pops of colour and greenery attract the eye as soon as you walk outside. There are beautiful flowers and plants in the garden with a patio area for outdoor furniture. There is also a vegetable patch and the remainder laid to lawn. The garage can be accessed via the side door and there is also a side gate leading to the front of the house. Accommodating the first floor are two double bedrooms that both benefit from built in double wardrobes with sliding doors. There is also a modern family bathroom and airing cupboard. This wonderful home is further complemented by UPVC double glazing and gas central heating. There is plenty of natural light throughout the entire house which is a great advantage to the home. A viewing comes highly recommended.

**Kitchen/Dining Room** 10' 2" x 26' 3" (3.10m x 8.00m)  
maximum measurements

**Lounge** 12' 7" x 15' 4" (3.84m x 4.67m)  
maximum measurements

**Bedroom Three** 8' 6" x 6' 8" (2.59m x 2.03m)  
maximum measurements

**Ensuite** 8' 6" x 4' 8" (2.59m x 1.42m)  
maximum measurements

**Bedroom One** 9' 3" x 14' 10" (2.82m x 4.52m)

**Bedroom Two** 9' 10" x 11' 0" (3.00m x 3.35m)  
maximum measurements

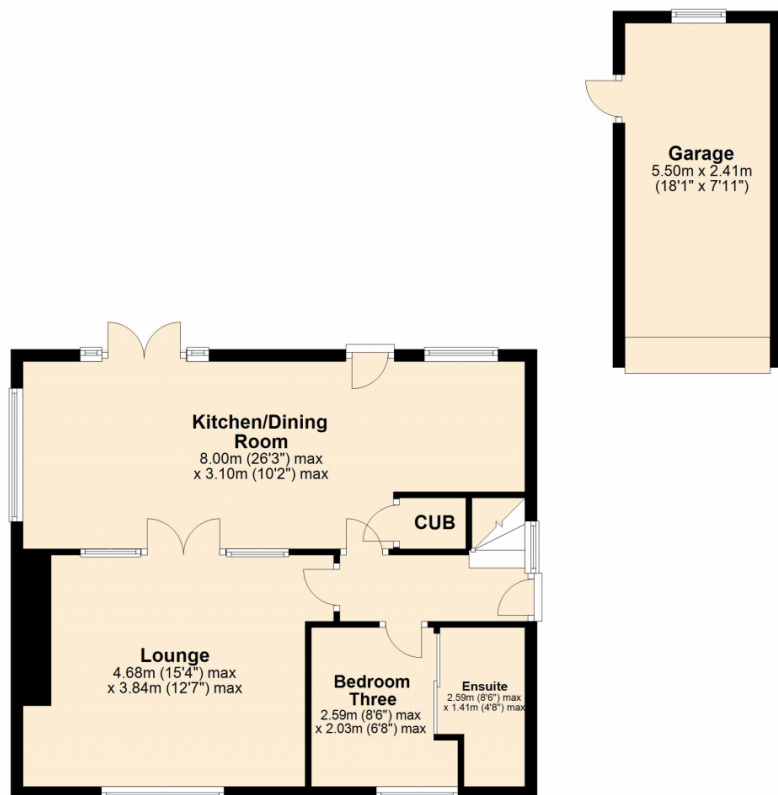
**Bathroom** 7' 3" x 6' 5" (2.21m x 1.96m)  
maximum measurements

**Garage** 18' 1" x 7' 11" (5.51m x 2.41m)



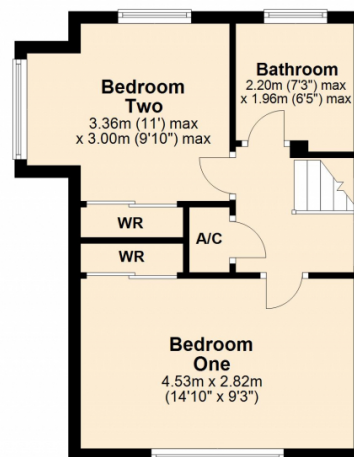
## Ground Floor

Approx. 71.8 sq. metres (772.6 sq. feet)



## First Floor

Approx. 33.9 sq. metres (365.3 sq. feet)



Total area: approx. 105.7 sq. metres (1137.9 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
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(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

81

Address: 24 Moulder Road, GL20

