

WILKINSON

SALES • LETTINGS • MANAGEMENT

Offers over £400,000
Churchill Grove, Newtown, Tewkesbury, GL20



 4
Bedrooms

 2
Bathrooms

101 High Street, Tewkesbury, Gloucestershire, GL20 5JZ |
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- Extended Semi Detached House
- Lounge with Gas Fireplace
- Refitted Kitchen/Breakfast Area
- Dining Room
- Utility & Downstairs WC
- Four Bedrooms
- Refitted Ensuite Accompanies Principal Bedroom
- Refitted Bathroom
- Landscaped Rear Garden
- Partial Garage with Ample Parking
- UPVC Double Glazing
- Gas Central Heating
- School Catchment Area

Wilkinson SLM are delighted to present this immaculately presented and extended four bedroom semi detached house, located in the sought after Newtown development, within the desirable school catchment area. This beautifully maintained family home offers an abundance of living space and generously sized rooms, making it the perfect choice for growing families. As you enter the home, you are greeted by a bright entrance porch that leads into a welcoming hallway. To the left, the spacious lounge features a gas fireplace, creating a cosy atmosphere for relaxation. Continuing down the hallway, you'll find a contemporary, refitted kitchen/breakfast area, complete with a range of sleek units, a built-in double electric tower oven, an integrated dishwasher, fridge, and a floor-to-ceiling storage unit. The kitchen also offers a useful under-stairs storage cupboard. An archway from the kitchen leads to breakfast area, which provides access to the rear garden through patio doors. The separate dining room off the kitchen, also provides accessibility via a patio door and adds even more space for entertaining. The kitchen leads seamlessly to a utility area, which is perfect for everyday needs and offers plumbing for a washing machine, tumble dryer, and space for a fridge freezer. A separate WC and access to the partial garage, which benefits from power, lighting, and an electric garage door, complete the ground floor. Upstairs, you'll find three double bedrooms, as well as a good sized single bedroom. The spacious principal bedroom boasts a stylish refitted ensuite with a walk-in shower and a vanity unit for added convenience. The modern family bathroom has also been refitted and an airing cupboard provides useful additional storage. The newly landscaped rear garden offers a variety of outdoor spaces to enjoy throughout the day, including a patio area, decking, and artificial grass with surrounding raised borders. Side access leads to the front of the home, where ample parking is available on the driveway. Additional features of this beautiful home include UPVC double glazing and gas central heating. Early viewing is highly recommended to fully appreciate the size, style, and quality this home has to offer.

Lounge 11' 1" x 13' 5" (3.38m x 4.09m)

Kitchen 12' 5" x 9' 6" (3.78m x 2.90m) maximum measurements

Breakfast Area 8' 1" x 10' 11" (2.46m x 3.33m)

Dining Room 12' 4" x 9' 11" (3.76m x 3.02m) maximum measurements

Utility 7' 8" x 10' 10" (2.34m x 3.30m) maximum measurements

Bedroom One 18' 3" x 11' 0" (5.56m x 3.35m) maximum measurements

Ensuite 5' 5" x 10' 11" (1.65m x 3.33m)

Bedroom Two 11' 2" x 12' 9" (3.40m x 3.89m) maximum measurements

Bedroom Three 12' 7" x 10' 11" (3.84m x 3.33m) maximum measurements

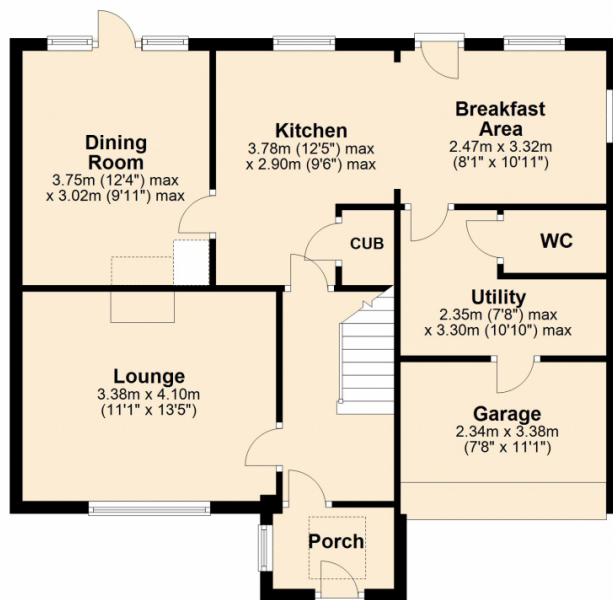
Bedroom Four 8' 3" x 8' 5" (2.51m x 2.57m)

Bathroom 5' 5" x 8' 4" (1.65m x 2.54m)

Garage 7' 8" x 11' 1" (2.34m x 3.38m)

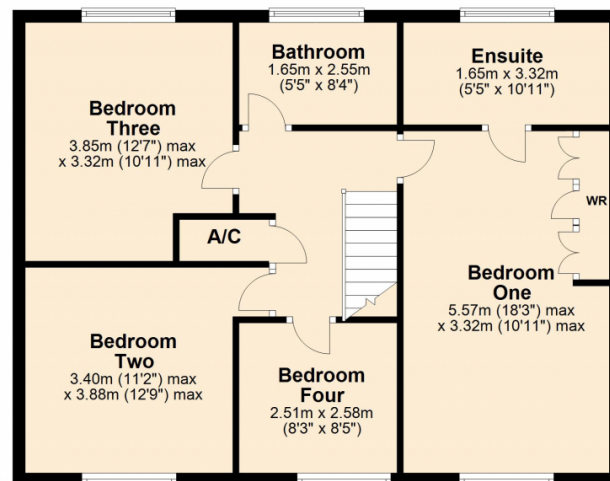
Ground Floor

Approx. 71.2 sq. metres (766.1 sq. feet)



First Floor

Approx. 68.4 sq. metres (736.3 sq. feet)



Total area: approx. 139.6 sq. metres (1502.5 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		82
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Churchill Grove, Newtown, GL20

