

# WILKINSON

SALES • LETTINGS • MANAGEMENT

£330,000

Wellfield, Newtown, Tewkesbury, GL20



 **3**  
Bedrooms

 **1**  
Bathroom

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- Extended Semi Detached Home
- Lounge
- Kitchen/Dining Room
- Snug
- Three Bedrooms
- Shower Room
- UPVC Double Glazing
- Gas Central Heating
- Off Road Parking
- Front & Rear Gardens

Wilkinson SLM is delighted to present this beautifully maintained three-bedroom semi-detached home, nestled in a quiet cul-de-sac in the highly sought-after area of Newtown. Offering easy access to Primary and Secondary schools, the M5 motorway, and Tewkesbury Town Centre, this home is perfect for families and professionals alike.

Upon entering, the front door opens into a welcoming porch, leading to both the snug and the kitchen. The snug is a bright and airy space, featuring patio doors that open onto the rear garden—ideal for relaxing or entertaining. The spacious kitchen boasts an array of base and wall units, a built-in oven and hob, and ample space for a fridge freezer, washing machine, and dishwasher. A door from the kitchen leads to a small inner hallway with stairs to the first floor and an opening to the lounge.

The lounge is a cosy yet versatile space, featuring a chimney breast that offers the option for a log burner or open fire. Sliding patio doors provide seamless access to the rear garden, enhancing the indoor-outdoor flow.

Upstairs, the first floor comprises three generously sized double bedrooms and a modern family shower room. Bedroom one benefits from a built-in cupboard, while bedroom two includes a fitted wardrobe for added convenience.

The rear garden is a fantastic extension of the living space, featuring a large log cabin-style shed with power and lighting—perfect for a home office, gym, or snug. Directly behind the house, a fenced patio area provides a great spot for outdoor dining or relaxation. The remainder of the garden is thoughtfully designed with artificial grass and raised flowerbeds for easy maintenance.

Additional benefits of this home include UPVC double glazing, gas central heating, and ample driveway parking.

**Lounge** 17' 0" x 13' 0" (5.18m x 3.96m)

**Kitchen/Dining Room** 17' 0" x 12' 1" (5.18m x 3.68m)

**Snug** 15' 5" x 7' 0" (4.70m x 2.13m)

**Bedroom One** 12' 2" x 11' 3" (3.71m x 3.43m) *maximum measurements*

**Bedroom Two** 9' 2" x 8' 3" (2.79m x 2.51m)

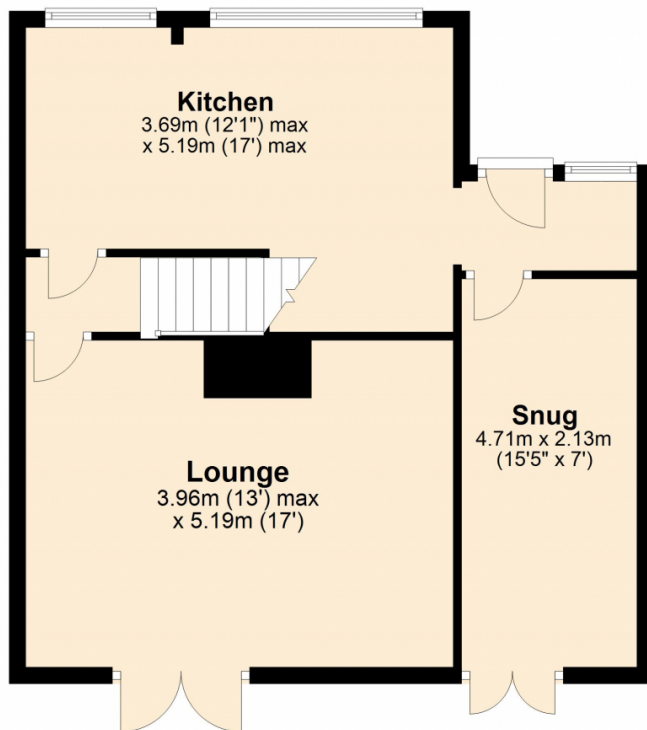
**Bedroom Three** 9' 2" x 8' 1" (2.79m x 2.46m)

**Shower Room** 8' 11" x 5' 0" (2.72m x 1.52m)



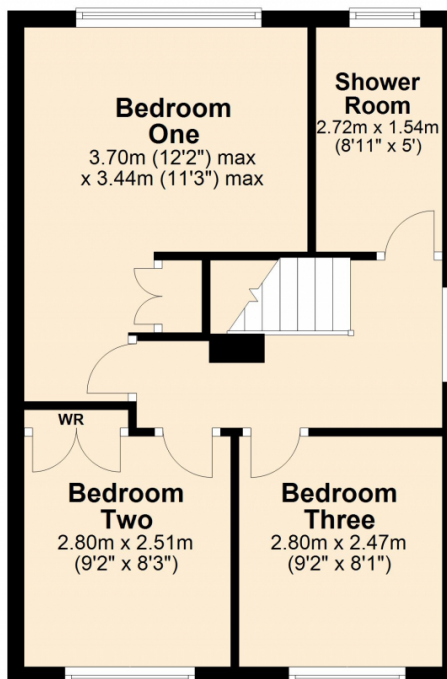
## Ground Floor

Approx. 53.4 sq. metres (574.4 sq. feet)



## First Floor

Approx. 39.4 sq. metres (423.7 sq. feet)



Total area: approx. 92.7 sq. metres (998.1 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>		83
(69-80) <b>C</b>	72	
(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

Address: Wellfield, Newtown, Tewkesbury, GL20

