

# WILKINSON

SALES • LETTINGS • MANAGEMENT

£450,000

Cypress Road, Walton Cardiff, Tewkesbury, GL20



4

Bedrooms



2

Bathrooms

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- Detached Home
- Lounge
- Kitchen/Dining Room
- Utility Room
- Study
- Four Bedrooms
- En-Suite Shower Room
- Four Piece Bathroom Suite
- UPVC Double Glazing
- Gas Central Heating
- Enclosed Garden
- Detached Double Garage
- Gated Off Road Parking

Wilkinson SLM are delighted to offer for sale a beautifully presented detached family home located on the ever popular residential area of Walton Cardiff.

The welcoming entrance hall has doors opening to all downstairs rooms. There is a light and airy study room at the front of the home with a bay window, while the lounge room is located at the rear of the home with a feature fireplace and double doors opening to the garden. The front to back kitchen/dining room has been refitted and includes double tower oven/grill and microwave, induction hob, integrated dishwasher and a handy understairs storage cupboard. There is also another bay window off the dining area for extra light. The utility is located off the kitchen with storage cupboards, space and plumbing for a washing machine and a door leading to the driveway. The downstairs WC is also located off the hallway.

On the first floor are four bedrooms and a refitted four piece family bathroom. Bedroom one has the added benefit of two built in double wardrobes and an en-suite shower room. There are also two useful storage cupboards on the landing.

This delightful home is further complemented by UPVC double glazing, gas central heating, low maintenance walled garden, detached double garage with power and lighting and ample gated off road parking on the driveway. There is also further garden space behind the garage, perfect for a vegetable patch.

**Lounge** 15' 0" x 10' 5" (4.57m x 3.17m)

**Study** 11' 6" x 8' 6" (3.51m x 2.59m) *maximum measurements*

**Kitchen/Dining Room** 19' 7" x 11' 3" (5.97m x 3.43m) *maximum measurements*

**Utility** 5' 8" x 5' 7" (1.73m x 1.70m)

**Bedroom One** 12' 1" x 8' 10" (3.68m x 2.69m) *minimum measurements*

**En-Suite Shower Room** 6' 2" x 6' 0" (1.88m x 1.83m)

**Bedroom Two** 12' 1" x 8' 3" (3.68m x 2.51m)

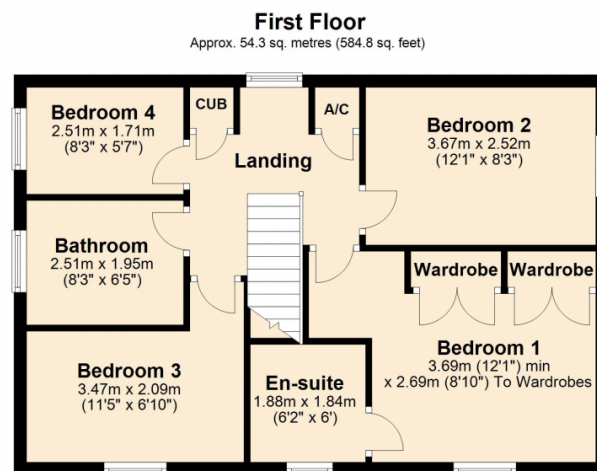
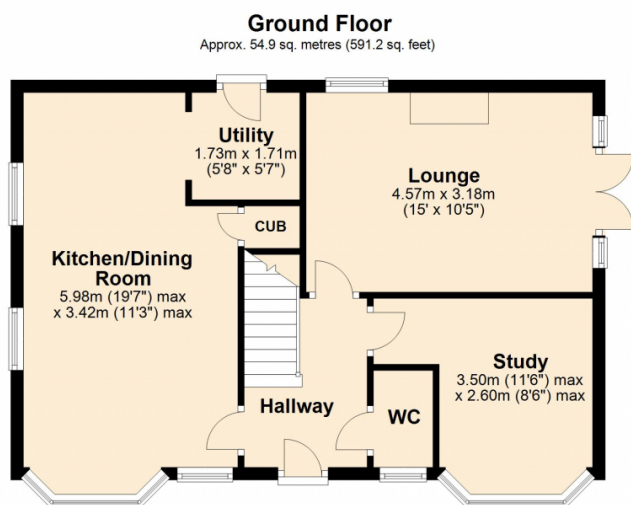
**Bedroom Three** 11' 5" x 6' 10" (3.48m x 2.08m)

**Bedroom Four** 8' 3" x 5' 7" (2.51m x 1.70m)

**Bathroom** 8' 3" x 6' 5" (2.51m x 1.96m)

**Detached Double Garage** 17' 6" x 17' 0" (5.33m x 5.18m)





Total area: approx. 109.3 sq. metres (1176.0 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>		85
(69-80) <b>C</b>	71	
(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: Cypress Road, Walton Cardiff, Tewkesbury, GL20

