

WILKINSON

SALES • LETTINGS • MANAGEMENT

£465,000

Cambrian Road, Walton Cardiff, Tewkesbury, GL20



4

Bedrooms



2

Bathrooms

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

01684 367736



- Executive Detached House
- Refitted Kitchen/Dining Room
- Lounge
- Study
- Conservatory
- Downstairs WC
- Four Bedrooms
- Ensuite & Family Bathroom
- Southerly Facing Rear Garden
- Detached Garage & Off Road Parking
- UPVC Double Glazing
- Gas Central Heating

Wilkinson SLM is delighted to present this executive four bedroom detached home, nestled in the sought-after Walton Cardiff development. Offering generous living space, this well-maintained home is perfect for growing families or professional couples who love to entertain guests.

Upon entering, a bright and airy hallway welcomes you, setting the tone for the rest of this charming home. To the left, a versatile study provides the perfect space for a home office, playroom, or additional reception room. On the right, the refitted contemporary kitchen/dining room impresses with its sleek design and integrated appliances, including a washing machine, fridge freezer, and dishwasher. Featuring an array of base and wall units, the kitchen also boasts a built-in Neff Slide and Hide electric tower oven, a Neff multi oven and grill, and a Neff induction hob. The convenient breakfast bar, with storage beneath, adds both functionality and style. A side door from the kitchen provides easy access to the rear garden. Continuing through the hallway, additional doors lead to a downstairs WC and a lounge, complete with a feature fireplace. Double doors open into the conservatory, seamlessly extending the living space while offering views of the rear garden. The private and enclosed rear garden is a true highlight, featuring a wrap-around patio area, a well-maintained lawn, and beautifully arranged raised shrub and plant borders. This SOUTHERLY FACING rear garden is both tranquil and practical, offering privacy without being overlooked. A side gate allows easy access to the front of the house and the detached garage, which benefits from power, lighting, and a convenient side door from the rear garden. Upstairs four well-proportioned double bedrooms provide ample space for the whole family. Bedrooms one and two feature built-in wardrobes, while bedroom three is equipped with Sharps fitted wardrobes and shelving. Bedroom one further benefits from a refitted ensuite shower room. Completing the first floor is a family bathroom and a useful airing cupboard for additional storage. This much-loved home is further enhanced by UPVC double glazing, gas central heating, and off-road parking on the driveway in front of the garage. Situated within walking distance of local amenities, this property is truly a must-see. A viewing comes highly recommended to fully appreciate all that this fantastic home has to offer!

Kitchen/Dining Room 22' 4" x 12' 11" (6.81m x 3.94m) *maximum measurements*

Lounge 15' 3" x 11' 3" (4.65m x 3.43m) *maximum measurements*

Study 6' 9" x 11' 3" (2.06m x 3.43m)

Conservatory 10' 5" x 10' 3" (3.17m x 3.12m)

Bedroom One 11' 0" x 11' 3" (3.35m x 3.43m) *maximum measurements*

Ensuite 6' 6" x 5' 11" (1.98m x 1.80m) *maximum measurements*

Bedroom Two 13' 7" x 10' 6" (4.14m x 3.20m) *maximum measurements*

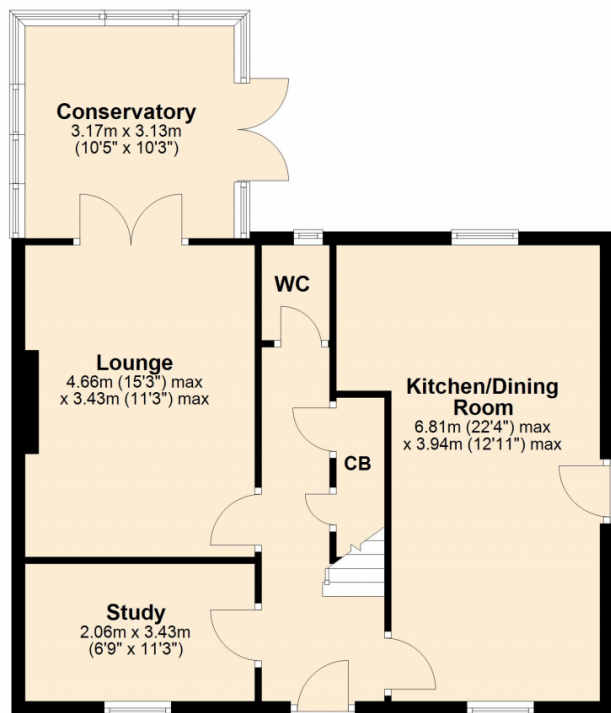
Bedroom Three 11' 3" x 9' 2" (3.43m x 2.79m)

Bedroom Four 9' 0" x 9' 1" (2.74m x 2.77m) *maximum measurements*

Bathroom 5' 7" x 7' 5" (1.70m x 2.26m)

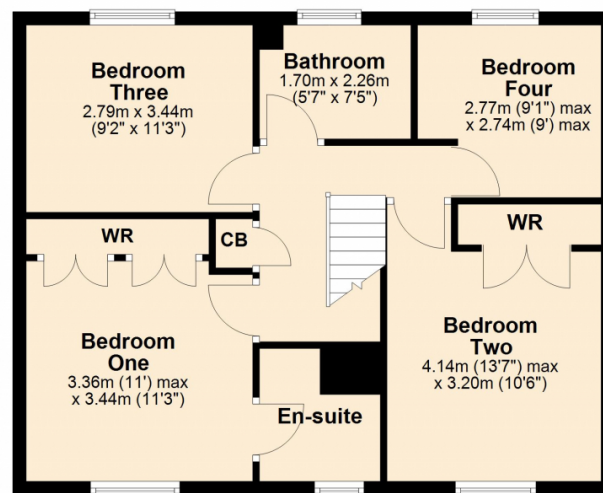
Ground Floor

Approx. 68.7 sq. metres (739.9 sq. feet)




First Floor

Approx. 58.5 sq. metres (629.8 sq. feet)



Total area: approx. 127.3 sq. metres (1369.8 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

Address: Walton Cardiff, GL20

