

WILKINSON

SALES • LETTINGS • MANAGEMENT

£400,000

Graylag Crescent, Walton Cardiff, Tewkesbury, GL20



 4
Bedrooms

 2
Bathrooms

101 High Street, Tewkesbury, Gloucestershire, GL20 5JZ |
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01684 367736



- Detached House
- NO ONWARD CHAIN
- Kitchen/Breakfast Room
- Lounge
- Dining Room
- Utility
- Downstairs WC
- Four Bedrooms
- Ensuite & Family Bathroom
- Private Rear Garden with Side Access
- Garage with Off Road Parking
- Double Glazing
- Gas Central Heating

Wilkinson SLM are delighted to bring to market with NO ONWARD CHAIN, this attractive four-bedroom detached family home, ideally positioned in a quiet cul-de-sac within the ever-popular Walton Cardiff development. Step inside through the entrance hall, where you'll find a generously sized lounge to the right, with a feature fireplace and double doors that open into a dining room. French doors from the dining room lead out to the private rear garden, creating a seamless flow for both everyday living and entertaining. The well-appointed kitchen/breakfast room offers a range of base and wall units, an integrated fridge freezer, built-in electric oven and gas hob. Adjacent to the kitchen is a practical utility room with plumbing for a washing machine and tumble dryer as well as a patio door providing additional access to the garden. Also located on the ground floor is a handy cloakroom and a separate downstairs WC. Outside, the low-maintenance rear garden features a patio area ideal for outdoor seating with the remainder laid to lawn, bordered by mature shrubs and plants. A side gate gives access to the garage, complete with power and lighting, off-road parking on the driveway and the front garden. Upstairs, the first floor offers a spacious galley landing leading to four bedrooms—three doubles and one single. The principal bedroom benefits from a built-in triple wardrobe and an ensuite shower room. Bedrooms two and three also include built-in wardrobes. A family bathroom and an airing cupboard complete the upper floor. This wonderful home further benefits from gas central heating, double glazing throughout and the added bonus of NO ONWARD CHAIN—making it a perfect opportunity to proceed with your forever home.

Lounge 15' 0" x 15' 0" (4.57m x 4.57m)

maximum measurements

Dining Room 10' 10" x 9' 10" (3.30m x 3.00m)

Kitchen/Breakfast Room 10' 10" x 10' 9" (3.30m x 3.28m)

Utility 7' 8" x 5' 4" (2.34m x 1.63m)

restricted headroom

Bedroom One 10' 9" x 13' 0" (3.28m x 3.96m)

maximum measurements and width to WR

Ensuite 5' 7" x 6' 4" (1.70m x 1.93m)

maximum measurements

Bedroom Two 8' 0" x 10' 10" (2.44m x 3.30m)

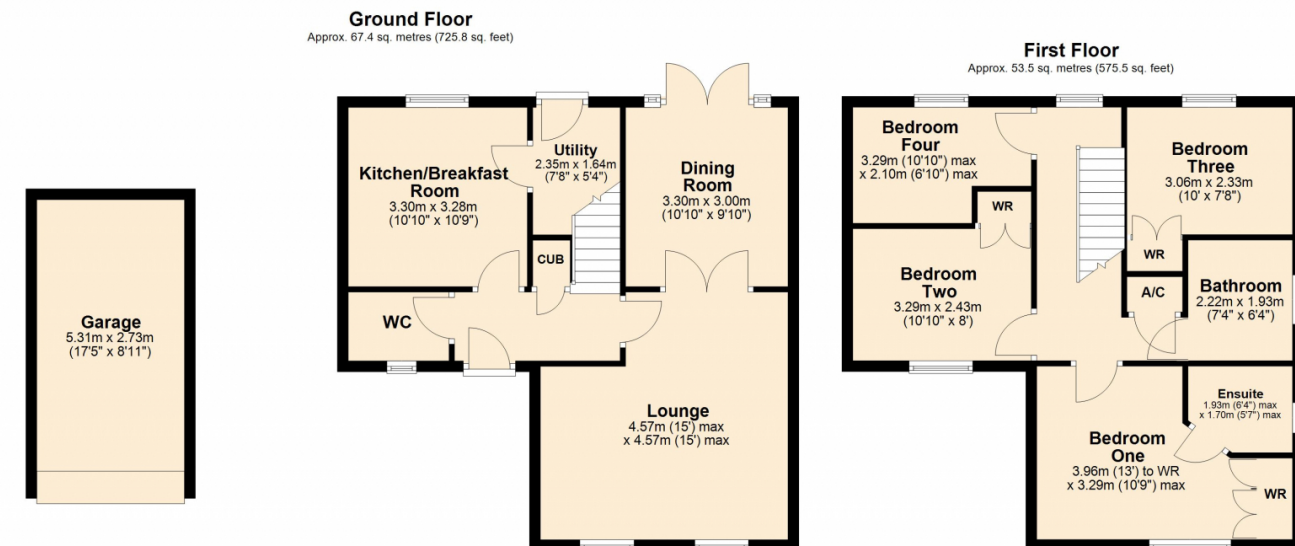
Bedroom Three 7' 8" x 10' 0" (2.34m x 3.05m)

Bedroom Four 6' 10" x 10' 10" (2.08m x 3.30m)

maximum measurements


Bathroom 7' 4" x 6' 4" (2.24m x 1.93m)

Garage 17' 5" x 8' 11" (5.31m x 2.72m)



Total area: approx. 120.9 sq. metres (1301.3 sq. feet)

Energy Efficiency Rating

| | Current | Potential |
|---|---|-----------|
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 84 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 46 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC  | |

Address: Walton Cardiff, GL20

