

WILKINSON

SALES • LETTINGS • MANAGEMENT

£318,000

Tirlebank Way, Newtown, Tewkesbury, GL20



3

Bedrooms



1

Bathroom

101 High Street, Tewkesbury, Gloucestershire, GL20 5JZ |
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- Semi Detached House
- Lounge with Scenic Views
- Kitchen/Breakfast/Dining Room with Built in Appliances
- Downstairs WC
- Convenient Entrance Porch
- Three Double Bedrooms
- Family Bathroom
- SOUTHERLY FACING Rear Garden with Countryside Views
- Off Road Parking on Driveway
- UPVC Double Glazing
- Gas Central Heating

Wilkinson SLM are delighted to bring to market this well presented three-bedroom semi-detached family home, located in a highly desirable area and enjoying far-reaching countryside views. With a thoughtfully designed garage conversion and SOUTHERLY FACING rear, this much-loved home is ideal for family living.

Upon arrival, you're greeted by a convenient entrance porch – perfect for storing coats and shoes – which leads into a hallway. Immediately to the right is a downstairs WC. From the hallway, step into the good sized lounge where you'll be drawn to the stunning countryside views visible through the large sliding doors that open out onto the rear garden. Just off the lounge is the contemporary kitchen/breakfast room – a real hub of the home. The kitchen features a range of modern base and wall units, two built-in electric tower ovens, a microwave, gas hob, and integrated fridge freezer and dishwasher. A long breakfast bar offers a casual dining spot, space to work from home or help the children with their homework! The kitchen flows seamlessly into the converted garage, currently used as a dining room. A side door from this area provides easy access to both the front and rear of the house.

One of the standout features of this home is the SOUTHERLY FACING rear garden with uninterrupted countryside views. Steps from the lounge lead down to a patio area, perfect for outdoor dining, with a lawned area beyond. At the end of the garden, a raised decking area complete with fencing, is the ideal spot to soak in the views. The garden also benefits from a useful storage shed and a fantastic pizza oven.

On the first floor, this home continues to impress with three well-proportioned double bedrooms, all with built-in storage for added convenience. Bedrooms one and three enjoy the best of the views across the open countryside. Completing the first floor is a family bathroom and an airing cupboard on the landing. Further benefits include off road parking on the driveway, gas central heating, and UPVC double glazing throughout. This is a superb opportunity to acquire a spacious and well presented home in a sought-after location. Whether you're a growing family or looking for more space to enjoy scenic surroundings, this home truly ticks all the boxes.

Lounge 16' 10" x 11' 2" (5.13m x 3.40m) *maximum measurements*

Kitchen/Dining Room 30' 1" x 7' 4" (9.17m x 2.24m) *maximum measurements*

Entrance Porch 5' 6" x 9' 4" (1.68m x 2.84m)

Bedroom One 13' 1" x 9' 2" (3.99m x 2.79m)

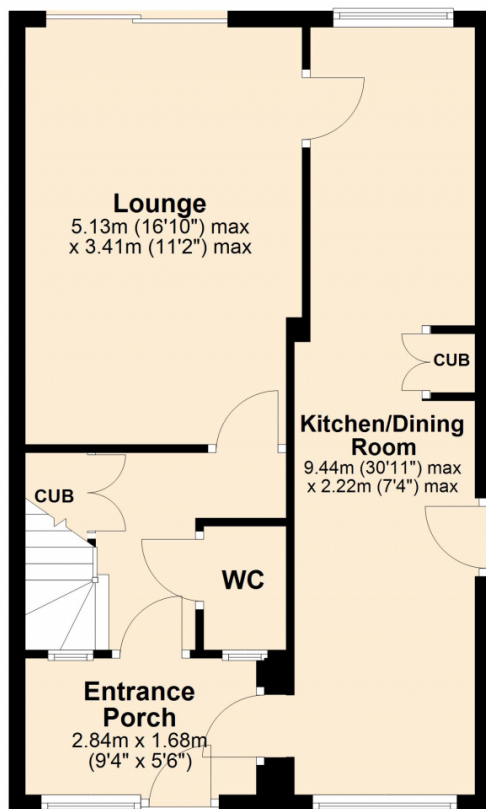
Bedroom Two 11' 9" x 9' 2" (3.58m x 2.79m)

Bedroom Three 9' 11" x 8' 10" (3.02m x 2.69m)

Bathroom 8' 2" x 5' 8" (2.49m x 1.73m)

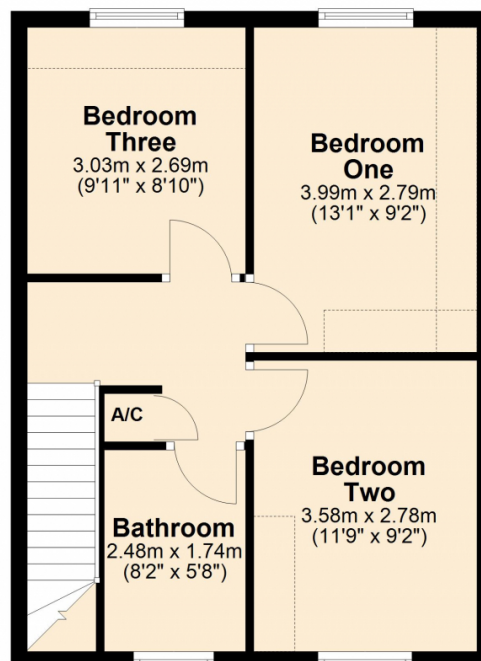
Ground Floor

Approx. 52.2 sq. metres (562.0 sq. feet)



First Floor

Approx. 42.4 sq. metres (456.9 sq. feet)



Total area: approx. 94.7 sq. metres (1018.9 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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