

WILKINSON

SALES • LETTINGS • MANAGEMENT

£385,000

Wynyards Close, Tewkesbury, GL20



 **2**
Bedrooms

 **1**
Bathroom

101 High Street, Tewkesbury, Gloucestershire, GL20 5JZ |
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- Extended Semi Detached House
- Open Plan Living
- Kitchen/Dining/Family Room
- Snug with Log Burner
- Lounge with Electric Fireplace
- Utility & Downstairs WC
- Garage & Store Room
- Two Double Bedrooms
- Refitted Family Bathroom
- Large Southerly Facing Rear Garden
- Off Road Parking on Driveway with EV Charger
- UPVC Double Glazing & Gas Central Heating
- Owned Solar Panels

Wilkinson SLM are delighted to present to market this extended and deceptively spacious two/three bedroom semi-detached home, ideally positioned in the highly sought-after Wynyards Close, just a short stroll from the heart of Tewkesbury Town Centre.

This beautifully presented home has been thoughtfully enhanced, who have opened up the original third bedroom to create a generously sized principal bedroom. Offering a perfect blend of modern living, the home provides flexible and spacious accommodation throughout .Upon entering, an entrance hall provides access to the principal reception rooms.To the left, a bright and well-proportioned lounge features a modern electric fireplace, creating a warm and inviting space to relax. To the right, a cosy snug offers the perfect retreat, complete with a wood burner, alcove storage cupboard and a useful understairs cupboard. Two archways flow seamlessly into the heart of the home – the stunning open-plan kitchen/dining/family room. This impressive space showcases a contemporary kitchen with an array of wall and base units, a central island, integrated dishwasher, and a hot water tap. Bifold doors flood the room with natural light and open out to the Southerly Facing rear garden, creating an ideal setting for entertaining and family living. From the family area, a door leads to a utility room with plumbing for a washing machine and access to a convenient downstairs WC. The utility opens to an inner corridor with a back door to the garden and internal access to the garage, which features an electric door, a store room, and a secure coded door to the front – offering excellent versatility. The entire ground floor is complemented by newly installed Karndean flooring. Upstairs, you'll find two double bedrooms, with the option to easily reinstate the original layout to create a third bedroom if desired. The principal bedroom benefits from two built-in storage cupboards, currently used as wardrobes. A refitted and stylish family bathroom completes the first floor, alongside a convenient airing cupboard on the landing. The Southerly Facing rear garden is a true highlight of this home – beautifully landscaped and thoughtfully designed. A patio area provides the perfect spot for outdoor furniture, with steps leading down to a well-maintained lawn, surrounded by fruit trees, mature shrubs, and planting. You'll also find a large storage shed, greenhouse, and vegetable patch – a rare and enviable outdoor space for such a central location. Additional features include UPVC double glazing throughout, gas central heating with a combination boiler installed within 5 years, owned solar panels providing excellent energy efficiency and just a short walking distance to Tewkesbury Town Centre, local amenities and schools. This exceptional home offers a rare combination of space, style, and location – perfect for those seeking modern comfort within walking distance of historic Tewkesbury. Early viewing is strongly advised to appreciate all that this beautiful home has to offer.

Lounge 16' 4" x 16' 0" (4.98m x 4.88m) *maximum measurements*

Snug 10' 10" x 15' 11" (3.30m x 4.85m) *maximum measurements*

Kitchen/Dining/Family Room 25' 2" x 15' 6" (7.67m x 4.72m)

Utility 9' 9" x 5' (2.97m x 1.52m)

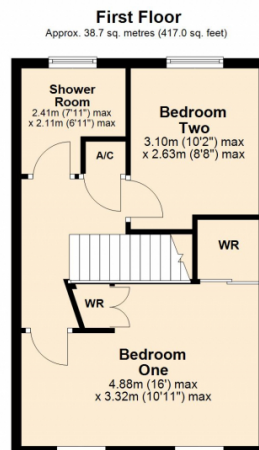
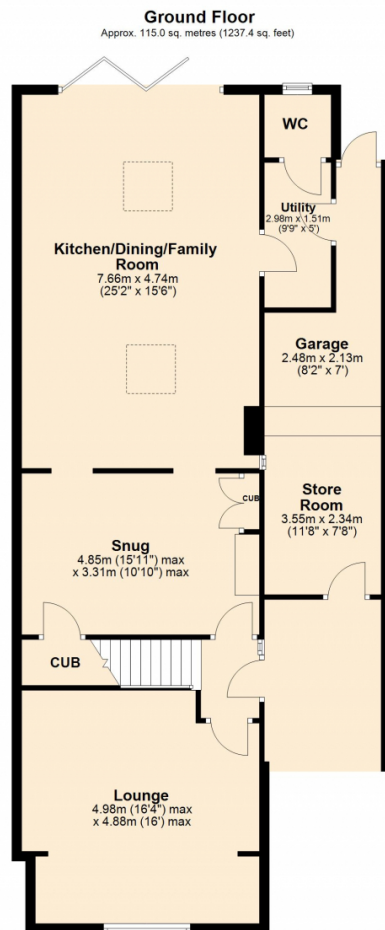
Bedroom One 10' 11" x 16' 0" (3.33m x 4.88m) *maximum measurements*

Bedroom Two 10' 2" x 8' 8" (3.10m x 2.64m) *maximum measurements*

Bathroom 7' 11" x 6' 11" (2.41m x 2.11m) *maximum measurements*

Garage 7' 0" x 8' 2" (2.13m x 2.49m)

Store Room 11' 8" x 7' 8" (3.56m x 2.34m)



Total area: approx. 153.7 sq. metres (1654.4 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	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: 59 Wynyards Close, GL20

