



7 Vine Street, Evesham, WR11 4RE

Tel: 01386 898989

Email: stuart.franklin@nigelpoolestateagents.co.uk

www.nigelpoolestateagents.co.uk

**Nigel Poole
& Partners**



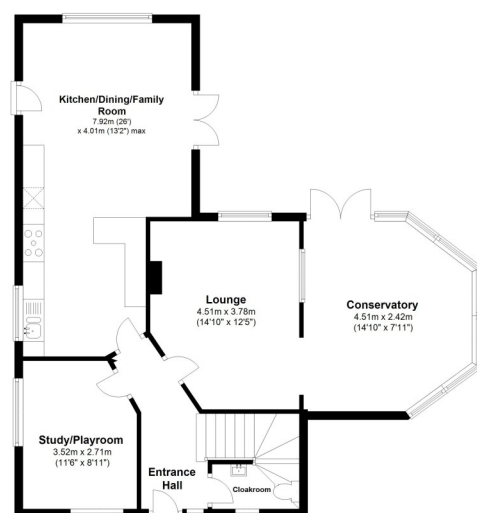
15, Lime Road, Walton Cardiff, Tewkesbury, GL20 7RJ.

DRAFT DETAILS YET TO BE VERIFIED BY THE VENDORS

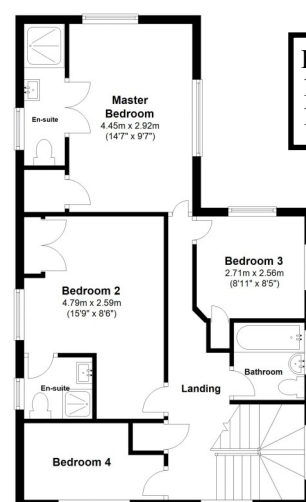


**GUIDE PRICE
£415,000**

Ground Floor



First Floor



FLOOR AREA
130 M2
1399 SQ FT

FLOOR PLANS ARE PROVIDED FOR GUIDANCE AND ARE NOT TO SCALE

IMPORTANT INFORMATION: All measurements are approximate. Floorplans are provided for guidance and are not to scale. We have not tested any fittings/appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitor and surveyor etc, prior to exchange of contracts.



This spacious and versatile 4 bedroom detached family home is presented in “show home” condition offering ample space for the growing family. Boasting a corner plot position in a desirable and sought after location on the edge of the ever popular Walton Cardiff development, within walking distance to schools for families with children and all the local amenities the medieval market town of Tewkesbury has to offer.

A particular feature of this property is the good sized private west facing rear garden with its mature trees and shrubs and patio seating areas, ideally suited for those that like to dine “al fresco” whilst watching the evening sun go down.

Internally the property offers plenty of “bright and airy” accommodation to include a good sized modern fitted kitchen/dining/family room with integral appliances and patio doors to the rear garden. The cosy sitting room with a feature character fireplace housing a multi fuel burner leads through to the conservatory which also opens out onto the garden with children’s barked play area adding to the appeal. With the added bonus of both the master bedroom and bedroom 2 having an en-suite shower room and built in wardrobes.

Double glazing, gas central heating, a study/playroom, a cloakroom and garage with off road parking for plenty of cars are just some of the benefits this property has to offer.

Good road links to nearby major towns via the M5/M50 interlink for the commuter.

Viewing comes highly recommended.

Ground Floor

Oak door with double glazed obscure glass insert to the front aspect to:

Entrance Hall

Oak flooring, radiator (with cover), telephone point, power points, smoke alarm, coving to the ceiling, door to the kitchen/dining/family room, lounge and study/playroom, door to:

Cloakroom

Double glazed obscure glass window to the front aspect, white low level WC and wash hand basin, part tiled splash backs, radiator, tiled flooring, coving to the ceiling, door to the under stairs cupboard (housing the mains electric fuse box).

Study/Playroom 3.52m (11'6") x 2.71m (8'11")

Double glazed windows to the front and side aspects, radiator, telephone point, power points, coving to the ceiling, Oak flooring.

Lounge 4.51m (14'10") x 3.78m (12'5")

Double glazed window to the rear aspect, double glazed window to the conservatory, feature fireplace with a multi-fuel burner, vertical radiator, telephone point, power points, coving to the ceiling, Oak flooring, open plan to:

Conservatory 4.51m (14'10") x 2.42m (7'11")

Brick based surround, double glazed double doors to the rear aspect, double glazed windows to the rear and side aspects, inset ceiling spot lights, radiator, Oak flooring.

Kitchen/Dining/Family Room 7.92m (26') x 4.01m (13'2") max

Double glazed windows x 2 to the side and rear aspects, double glazed double doors to the side aspect, double glazed Oak stable door to the side aspect, fitted with a range of white wall and base units with solid wood work surface over, white sink one and a half bowl and drainer with stainless steel mixer tap over, breakfast bar, integral dishwasher, fridge/freezer and wine cooler, space for a washing machine, waist high electric double oven, five ring gas hob with stainless steel extractor hood over, tiled flooring, under floor heating, built in microwave, vertical radiator, radiator, power points, inset ceiling spot lights, TV point, coving to the ceiling.

First Floor

Landing

Double glazed windows x 2 to the front and side aspects, door to the airing cupboard (housing the hot water tank and slatted shelving), smoke alarm, coving to the ceiling, power points, door to:

Master Bedroom 4.45m (14'7") x 2.92m (9'7")

Double glazed windows x 2 to the side and rear aspects, power points, TV point, coving to the ceiling, TV point, walk in wardrobe, door to:

En-suite

Double glazed obscure glass window to the side aspect, mains shower with glass shower screen white low level WC and wash hand basin in a vanity unit, part tiled splash backs, tiled flooring, heated towel rail, extractor fan, inset ceiling spot lights.

Bedroom 2 4.79m (15'9") x 2.59m (8'6")

Double glazed window to the side aspect, TV point, power points, double fitted wardrobes, door to:

En-suite

Double glazed obscure glass window to the side aspect, radiator, low level WC and wash hand basin, corner shower with mains shower and acrylic shower screen, laminate flooring, shaver point, extractor fan.

Bedroom 3 2.71m (8'11") x 2.56m (8'5")

Double glazed windows x 2 to the side and rear aspect, power points, radiator, built in wardrobe.

Bedroom 4 3.43m (11'3") x 1.81m (5'11")

Double glazed window to the front aspect, radiator, power points, loft access.

Bathroom

Double glazed obscure glass window to the side aspect, cream panelled bath with mains shower over and glass shower screen, cream low level WC and wash hand basin, part tiled splash backs, extractor fan, laminate flooring, radiator.

OUTSIDE

FRONT GARDEN

Oak canopy porch with lighting, gate to the rear garden, tarmac drive with parking for 2 cars, gravel area, side area with tarmac drive and five bar gate leading to parking for 2 cars.

DETACHED GARAGE

Up and over door to the front aspect, power points and lighting, over head storage.

REAR GARDEN

Block paved patio seating area, gravel area, garden shed, pear and plum tree leading to the side garden with block paved patio seating area, lawned area, paved path leading to the barked play area, small trees, patio area with water tap and lighting, tree, power points, wooden fence panels surround.

COUNCIL TAX BAND E

EPC RATING C

REF NP00002206

