



2 WIGEON LANE
Walton Cardiff | Tewkesbury | Gloucestershire | GL20 7RS

HUGHES **HS** SEALEY

Welcome to... 2 WIGEON LANE

Welcome to Number 2 Wigeon Lane, a wonderful five-bedroom detached family home, located on this ever-popular development, offered for sale with no onward chain. Originally starting life as a four-bedroom property, the current owners have undertaken a loft conversion and in doing so, have created a wonderful top floor bedroom suite which enjoys a modern three-piece en suite shower room and dressing room.

Add in that this super home is beautifully presented and features two formal reception rooms, a modern kitchen/breakfast room, a second en suite bedroom (principal bedroom), driveway parking, garage and a mature and enclosed garden, you begin to understand why this property comes

with such a high recommendation to view.

Internally, on the ground floor is a welcoming and central entrance hall, which leads to the cloakroom and a multitude of other rooms to include the two formal reception rooms and the kitchen/breakfast room. The two reception rooms being the living room which is located to the front of the property and the dining room, which enjoys sliding doors leading onto the rear terrace.

The kitchen/breakfast room has been updated and so today, the room enjoys a wealth of modern units which sit alongside a host of integrated appliances, which include the freestanding range cooker.

Off the kitchen is the separate utility room, which has a glazed door giving access to the rear garden.

On the first floor are four of the five bedrooms and the family bathroom. The principal bedroom is located to the front of the property and benefits from fitted wardrobes and a three-piece, en suite shower room. Of the remaining bedrooms, two are double rooms with bedroom three benefiting from fitted wardrobes.

On the upper floor is the final bedroom suite. The suite comprises of a double bedroom, dressing area and modern three-piece, en suite shower room.









Explore outside... 2 WIGEON LANE

Externally, the property benefits from driveway parking for two/three vehicles which in turn leads to the garage, benefiting from light, power and pedestrian access to the rear garden. The rear garden is a lovely space – mature and fully enclosed. Within the garden is a paved terrace, lawns and established flower beds. Furthermore, there is a detached games room and a hot tub (which is available by separate negotiation).

LOCATION

Located on the popular Walton Cardiff development, positioned within walking distance of local amenities including schools, shops, eateries, leisure facilities, countryside walks and public transport links.

Tewkesbury is a market town famous for its 12th Century Abbey and riverside location. It has a wide range of excellent amenities and is centrally

situated between Cheltenham (10 miles), Worcester (18 miles) and Gloucester (11 miles) with the M5 J9 (1.5 miles) Ashchurch Station (2 miles) making it an excellent location from which to commute.

- A wonderful, five-bedroom detached family home, located on this ever popular development
- Offered for sale with no onward chain
- Driveway parking for two/three cars, leading to garage, benefiting from light and power
- Mature, enclosed rear garden, featuring paved terrace, lawns, external games room and hot tub
- Ground floor comprises entrance hall, cloakroom and two reception rooms

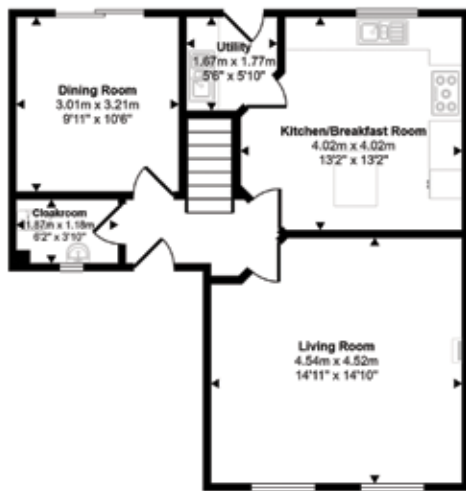
- Ground floor is completed by the modern kitchen/breakfast room and separate utility
- On the first floor are four bedrooms and family bathroom. Principal bedroom with en suite
- Upper floor comprises of a double bedroom, dressing area and modern en suite shower room
- Internally, the accommodation is arranged over three floors
- A property that comes with a high recommendation to view

DIRECTIONS

To locate the property, please enter the following postcode into your sat nav system: GL20 7RS. Upon arrival, the property can be identified by our For Sale sign.

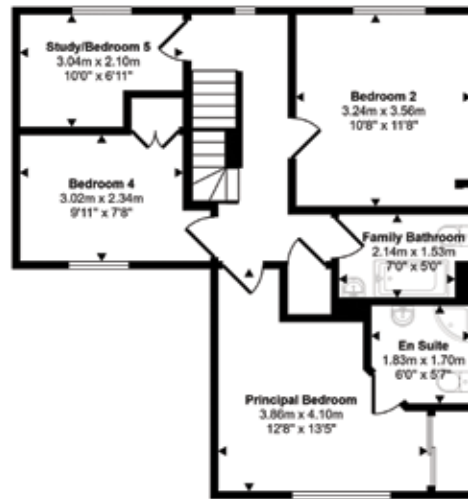


Approx Gross Internal Area
175 sq m / 1884 sq ft

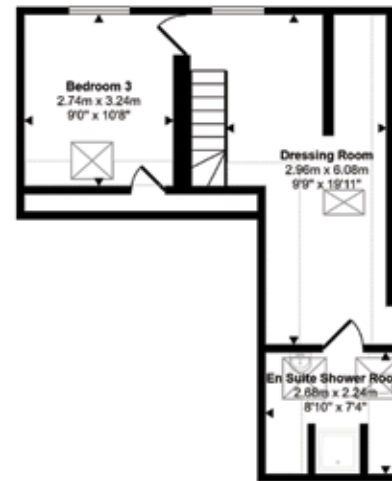


Ground Floor
Approx 56 sq m / 603 sq ft

Denotes head height below 1.5m



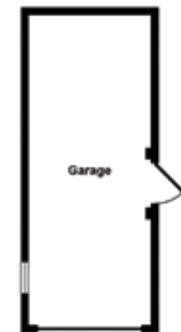
First Floor
Approx 58 sq m / 621 sq ft



Second Floor
Approx 37 sq m / 400 sq ft



Games Room
Approx 11 sq m / 122 sq ft



Garage
Approx 13 sq m / 138 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





HUGHES SEALEY

Email: cheltenham@hughessealey.co.uk

Tel: +44 (0)1242 220080

HUGHES **HS** SEALEY