



tag

estate agents



10 Lupin Drive, Tewkesbury, GL20 7FT
Asking Price £625,000

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		93
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Situation

Lupin Drive is located on the development of Walton Cardiff. It is within easy walking distance of parks, local shops, takeaway and a public house. It is also within walking distance of John Moore Primary School Ofsted rate 'Good' and the community centre which holds various activities on a regular basis.

PROPERTY SUMMARY

- 4 Bed Detached
- Exclusive Development
- Detached Double Garage
- Separate Office / Hobby Room with W/C
- Living Room
- Kitchen / Dining / Family Room
- Study
- 2 En Suites
- Dressing Room
- Gas Central Heating and Double Glazing

Walton Cardiff is on a regular bus route to Cheltenham (9 miles away) and to the historic market town of Tewkesbury (2 miles) which has many stunning Tudor buildings as well as a wealth of leisure, health, educational and arts facilities whilst its close proximity to the motorway and railway station provides easy access to the rest of the country.



Description

Nestled within a cozy neighborhood in Walton Cardiff, you'll find this charming **FOUR BEDROOMED DETACHED FAMILY HOME WITH DOUBLE GARAGE AND HOME OFFICE ABOVE** built by Bloor Homes, the "Osterley" Design accommodates a modern family lifestyle while providing tranquil spaces for relaxation.

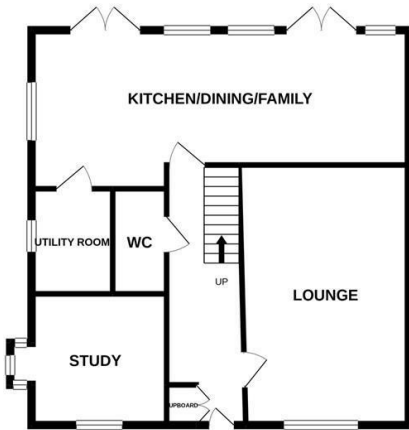
The open plan kitchen/family room is ideal for bringing everyone together, with room for a large dining table and an extended family area that's perfect for unwinding and enjoying each other's company. The space is filled with natural light from two skylights and French doors that lead to the rear garden, making it a welcoming place for the whole family. There is a spacious lounge plus a study with a bay window offers a peaceful workspace for those who work from home. Completing the ground floor, you'll find a convenient cloakroom and a utility area.

Upstairs, the main bedroom features an en-suite and a dressing area, while bedroom two also boasts its own en-suite. There are two additional bedrooms and a family bathroom, offering ample space for the entire family.

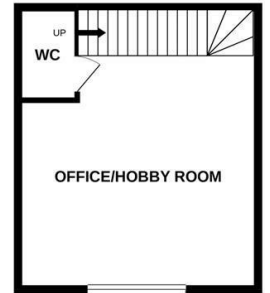
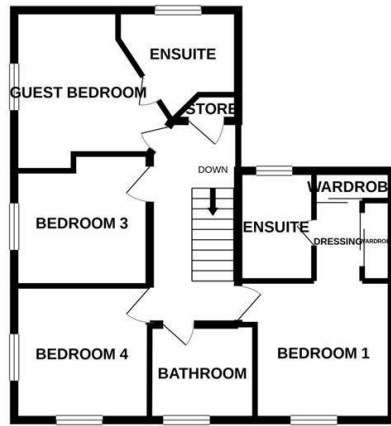
Outside, above the double garage, there's a spacious room that can be used as a home office, a hangout space for teenagers, or a hobby room. It even has an additional W/C for added convenience. The driveway provides off road parking for at least four cars. The low maintenance, enclosed rear garden has various patio areas and artificial grass with raised beds

This delightful family home offers a host of features and plenty of space for everyone, best experienced through an in-person viewing. Give us a call today to schedule a visit and envision your family's next home.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Lounge

17'10 x 12' (5.44m x 3.66m)

Kitchen / Dining / Family Room

29'11 x 13'9 narrowing to 10'2 (9.12m x 4.19m narrowing to 3.10m)

Utility Room

6'2 5'9 (1.88m x 1.75m)

Study

9'9 x 9'6 (2.97m x 2.90m)

Downstairs Cloakroom

6'3 x 3'6 (1.91m x 1.07m)

Principal Suite

10'10 x 9'10 (3.30m x 3.00m)

Dressing Room

En Suite

7'4 x 5'4 (2.24m x 1.63m)

Guest Bedroom

11'3 x 8'3 (3.43m x 2.51m)

Bedroom Three

11'5 x 9'9 (3.48m x 2.97m)

Bedroom Four

9'8 x 9'7 (2.95m x 2.92m)

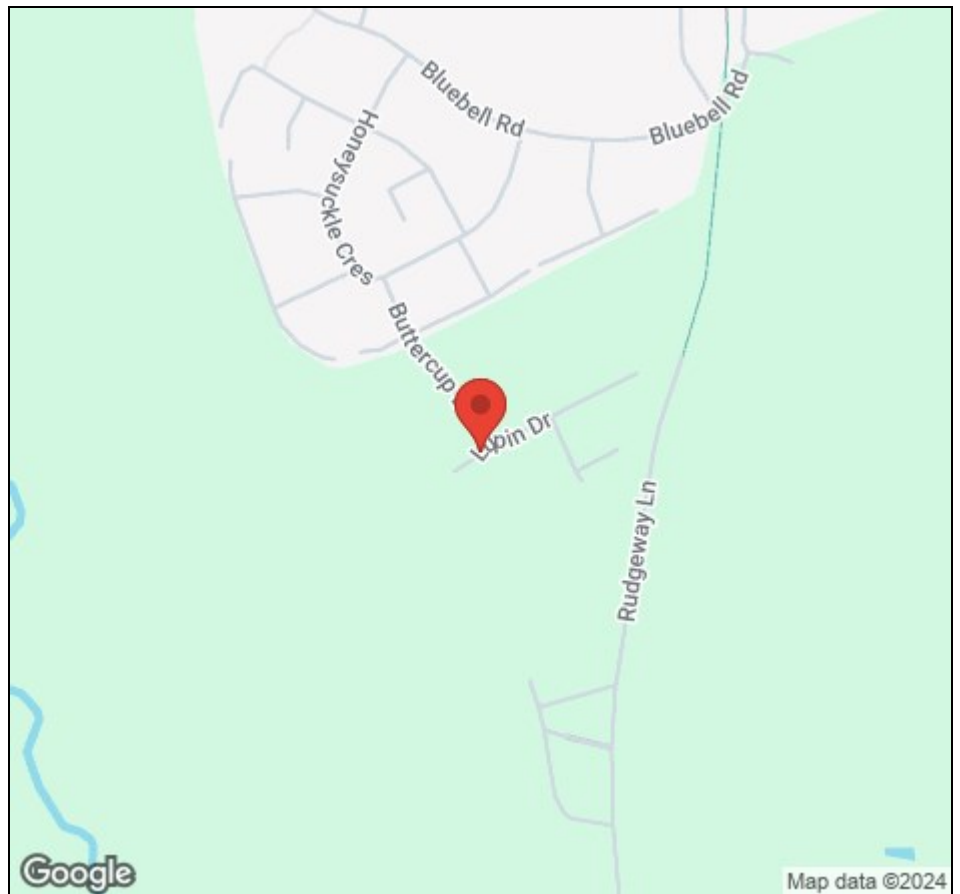
Family Bathroom

7'11 x 6'2 (2.13m x 1.88m)

Double Garage

Office / Hobby Room

19'10 x 17'11 (6.05m x 5.46m)



Viewing strictly by appointment via Tag Estate Agents – 01684 275 276

Email: info@tagestateagents.co.uk

Agents Note: Room sizes quoted are approximate and should be used for guidance purposes only.

All appliances, fittings or heating systems have not been tested. Buyers are advised to seek

verification from their surveyor or legal representative.

P Gregory & V Davis trading as Tag Estate Agents Ltd.