

# WILKINSON

SALES • LETTINGS • MANAGEMENT

Offers over £320,000  
Stanton Road, Mitton, Tewkesbury, GL20



 **3**  
Bedrooms

 **1**  
Bathroom

101 High Street, Tewkesbury, Gloucestershire, GL20 5JZ |  
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- Extended Semi Detached Home
- Lounge
- Open Plan Kitchen/Dining Room
- Downstairs Bathroom
- Three Bedrooms
- Upstairs WC
- Detached Garage
- Off Road Parking
- Front & Rear Garden
- UPVC Double Glazing
- Gas Central Heating

Wilkinson SLM are proud to present this beautifully extended three-bedroom semi-detached home, perfectly positioned within the highly sought-after Mitton estate. From the moment you step inside, you are welcomed by a bright and spacious entrance hallway, complete with stairs rising to the first floor, a useful understairs storage cupboard, and access to the covered driveway. To the left, the inviting lounge features a charming bay window that fills the room with natural light, alongside a stylish feature electric fireplace – creating a warm and relaxing atmosphere. Further along the hallway, you'll find the impressive open-plan dining room and refitted kitchen, an ideal space for modern family living and entertaining. The contemporary kitchen boasts a range of wall and base units, with designated spaces for an upright fridge/freezer, washing machine, and dishwasher. A practical rear porch provides convenient access to the garden – perfect for muddy boots and busy family life. The refitted family bathroom is also located on the ground floor, finished to a tasteful standard. Upstairs, the property offers two generous double bedrooms and a well-proportioned third bedroom. The former airing cupboard has been cleverly converted into an additional upstairs WC – a fantastic and practical addition for family living. Externally, the home continues to impress. The front features a driveway with lawned area, leading to a garage with partial cover – offering excellent parking and storage options. The enclosed rear garden is mainly laid to lawn with attractive shrub borders and additional space behind the garage, providing plenty of potential for outdoor enjoyment. This wonderful home combines space, practicality, and a highly desirable location – an opportunity not to be missed. Contact Wilkinson SLM today to arrange your viewing.

**Lounge** 13' 11" x 11' 4" (4.24m x 3.45m)

**Dining Area** 11' 4" x 8' 8" (3.45m x 2.64m)

**Kitchen/Area** 11' 8" x 11' 4" (3.56m x 3.45m)

**Downstairs Bathroom** 7' 3" x 5' 7" (2.21m x 1.70m)  
maximum measurements

**Bedroom One** 11' 4" x 10' 1" (3.45m x 3.07m)

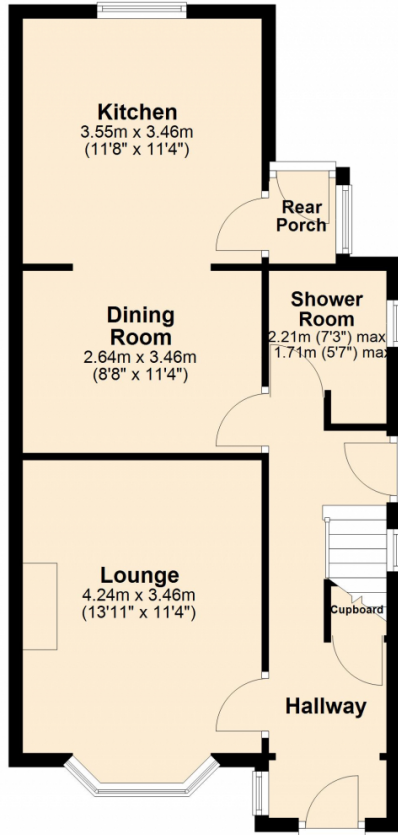
**Bedroom Two** 12' 8" x 9' 3" (3.86m x 2.82m)

**Bedroom Three** 9' 8" x 7' 11" (2.95m x 2.41m)

**Detached Garage** 18' 10" x 8' 3" (5.74m x 2.51m)

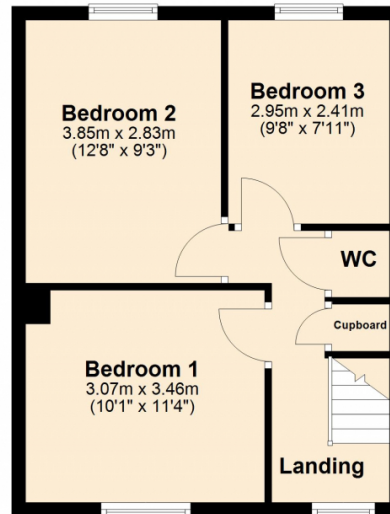
### Ground Floor

Approx. 52.7 sq. metres (566.7 sq. feet)




### First Floor

Approx. 36.8 sq. metres (395.8 sq. feet)



Total area: approx. 89.4 sq. metres (962.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>81</b>
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address: Stanton Road, Mitton, Tewkesbury, GL20

