WILKINSON

SALES • LETTINGS • MANAGEMENT

£392,000

Brookside, Mitton, Tewkesbury, GL20

3 Bedrooms

2 Bathrooms

101 High Street, Tewkesbury, Gloucestershire, GL20 5JZ |
Info@wilkinsonslm.co.uk

01684 367736

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Brookside, Mitton, Tewkesbury, GL20

- Extended Semi Detached Home
- Lounge
- Kitchen/Dining Room
- Family Room
- Study
- Utility & Downstairs WC
- Three Double Bedrooms
- Ensuite & Family Bathroom
- Large Rear Garden
- Garage & Off Road Parking
- Gas Central Heating
- UPVC Double Glazing

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Wilkinson SLM are pleased to bring to market an extended three bedroom semi detached home in the ever popular Mitton development with the advantage of a large rear garden that backs on to the brook. The front door opens to hallway with door to the right leading to the spacious lounge with a feature fireplace. A further door from the hallway opens to the open plan kitchen/dining room with the added benefit of various base and wall units, integrated fridge, electric oven and hob and extractor hood. From the kitchen a door accesses a downstairs WC, storage cupboard, study and utility area with storage units and a sink. A further door from the utility opens to the family room with sliding doors opening to the rear garden. This room is perfect to have the doors open in the summer and enjoy the view. In the family room double doors take you to the large garage with access to the separate boiler room. If you need plenty of storage or room to park your transport, this room is perfect! What's even better, this room has the specification to be converted into an additional reception room instead! The beautiful and large Southerly facing rear garden truly has the WOW factor and leads all the way down to the brook. There is a large patio area and pebbled area with a summer house and a gazebo to offer shelter with the entire width fenced off to add diversity to the garden. A gate in the fence leads to the expansive lawn that accompanies two greenhouses, vegetable patches and open storage room. The first floor accommodates two double bedrooms with bedroom two benefiting from an overbed storage unit and bedroom three has a freestanding triple wardrobe. There is also a light and spacious family bathroom with a whirlpool bath and vanity unit. Returning to the landing, a door to the left opens to bedroom one and when we say this has the WOW factor, we truly mean it! The large room has a vaulted ceiling with exposed beams with a partition wall in the middle of the room allowing access either side to the stylish ensuite with His and Hers sink and shower cubicle. There are double doors from the bedroom that open inwards with a glass balustrade to enjoy the beautiful view of the rear garden providing a countryside feel.This fantastic home is further complemented by off road parking, gas central heating and UPVC double glazing. There is an EV charger in the garage and there are solar panels that are on lease with the owner with all the paperwork ready to be handed over to the next lucky owners!

Lounge *13' 8" x 11' 3" (4.17m x 3.43m)*

Kitchen *10' 10" x 10' 5" (3.30m x 3.17m)*

Dining Room *8' 9" x 10' 5" (2.67m x 3.17m)*

Family Room *11' 2" x 13' 9" (3.40m x 4.19m)*

Study *4' 1" x 6' 6" (1.24m x 1.98m)*

Bedroom One *14' 6" x 12' 11" (4.42m x 3.94m)*

Ensuite *7' 5" x 12' 11" (2.26m x 3.94m)*

Bedroom Two *12' 9" x 9' 2" (3.89m x 2.79m) maximum measurements*

Bedroom Three *9' 9" x 11' 5" (2.97m x 3.48m)*

Bathroom *9' 3" x 7' 10" (2.82m x 2.39m)*

Garage *24' 1" x 13' 9" (7.34m x 4.19m) maximum measurements*

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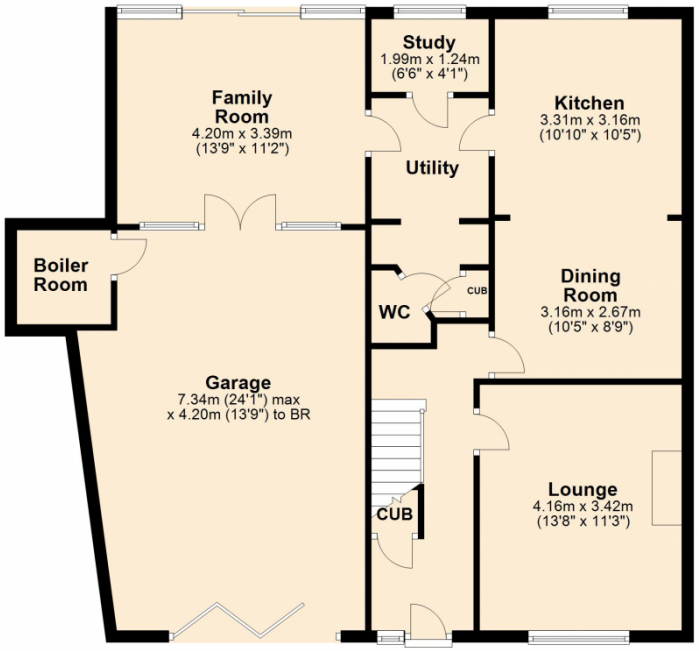
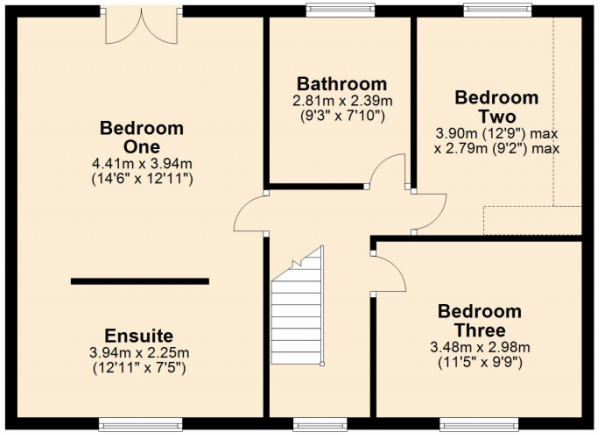
Ground Floor

Approx. 103.2 sq. metres (1110.9 sq. feet)



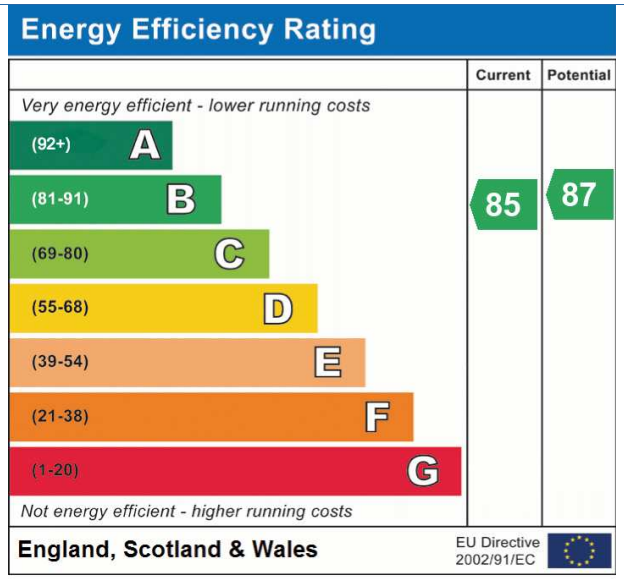
First Floor

Approx. 64.6 sq. metres (695.7 sq. feet)



Total area: approx. 167.8 sq. metres (1806.6 sq. feet)

This plan is not to scale and is for guidance only. Produced by PlanUp.
Plan produced using PlanUp.



Address: 40 Brookside, GL20

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