

WILKINSON

SALES • LETTINGS • MANAGEMENT

£475,000

Cambrian Road, Walton Cardiff, Tewkesbury, GL20



4

Bedrooms



2

Bathrooms

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

01684 367736



- Executive Detached House
- Dual Aspect Lounge with Feature Fireplace
- Refitted Open Plan Kitchen/Dining Room with Built In Appliances
- Utility & Downstairs WC
- Study
- Conservatory
- Four Well Proportioned Bedrooms
- Principal Room Boasts Separate Dressing Room & Refitted Ensuite
- Refitted Four Piece Bathroom Suite
- South-Westerly Facing Rear Garden with Side Access
- Double Garage with Driveway Parkin & Power/Lighting
- UPVC Double Glazing & Gas Central Heating

Wilkinson SLM are delighted to present this exceptional executive four bedroom detached family home, situated in the highly sought-after Walton Cardiff development. Beautifully presented throughout, the property offers spacious and versatile accommodation, a DOUBLE GARAGE and a private SOUTH-WESTERLY facing rear garden. A welcoming entrance hall leads to a bright dual aspect living room with feature fireplace and double doors opening into the conservatory, overlooking the rear garden. The refitted open plan kitchen/dining room features solid oak worktops, a central island and integrated appliances including a tower oven, gas hob and dishwasher. A separate utility room provides additional storage and space for appliances, with the American-style fridge freezer included in the sale. Also on the ground floor are a versatile study, cloakroom/WC and understairs storage. The private South-Westerly facing garden offers two patio seating areas, lawn, raised hedge borders, side access and direct access to the detached double garage with power and lighting. Upstairs are four well-proportioned bedrooms and a beautifully refitted four-piece family bathroom. The impressive principal bedroom boasts a dressing area with built-in wardrobes and a refitted ensuite shower room, while bedrooms two and three also benefit from built-in wardrobes. Further benefits include UPVC double glazing, gas central heating, driveway parking and a fantastic location within walking distance of local amenities, schools and bus services.

Lounge 22' 8" x 12' (6.91m x 3.66m)

Kitchen 11' 2" x 12' 8" (3.40m x 3.86m)

Dining Room 12' x 9' 9" (3.66m x 2.97m)

Utility 4' 8" x 12' 8" (1.42m x 3.86m)

Study 6' 3" x 13' 0" (1.91m x 3.96m) *maximum measurements*

Conservatory 9' 6" x 20' 6" (2.90m x 6.25m)

Bedroom One 16' 0" x 12' 4" (4.88m x 3.76m)

Dressing Room 6' 5" x 5' 5" (1.96m x 1.65m)

Ensuite 6' 5" x 8' 6" (1.96m x 2.59m)

Bedroom Two 12' 0" x 13' 2" (3.66m x 4.01m) *maximum measurements*

Bedroom Three 8' 3" x 13' 2" (2.51m x 4.01m)

Bedroom Four 7' 9" x 9' 9" (2.36m x 2.97m)

Bathroom 8' 11" x 8' (2.72m x 2.44m)

Double Garage 16' 6" x 16' 4" (5.03m x 4.98m)

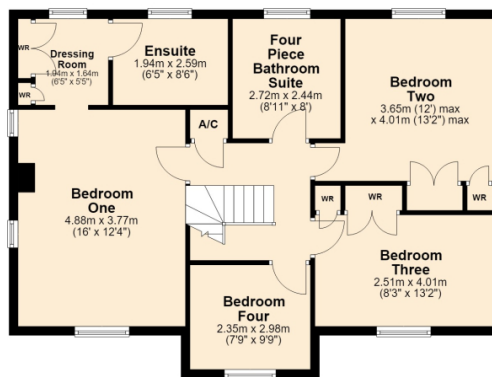
Ground Floor

Approx. 116.2 sq. metres (1251.0 sq. feet)



First Floor

Approx. 76.6 sq. metres (824.7 sq. feet)



Total area: approx. 192.8 sq. metres (2075.7 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Address: Walton Cardiff, GL20

