

# WILKINSON

SALES • LETTINGS • MANAGEMENT

£450,000

Richmond Road, Walton Cardiff, Tewkesbury, GL20



4

Bedrooms



2

Bathrooms

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- Executive Detached House
- Dual Aspect Lounge
- Refitted Kitchen/Dining Room
- Utility & Downstairs WC
- Study
- Four Well-Proportioned Bedrooms
- Refitted Ensuite & Family Bathroom
- Southerly Facing Rear Garden
- Double Garage with Ample Off Road Parking
- Convenient Storage Space
- UPVC Double Glazing
- Gas Central Heating

Wilkinson SLM are delighted to bring to market this executive four bedroom detached family home, offering an abundance of spacious and versatile living accommodation, complete with a DOUBLE GARAGE and SOUTHERLY FACING REAR GARDEN. Perfectly positioned within the highly sought-after Walton Cardiff development, this is a rare opportunity, as homes on this desirable road seldom come to market. Upon arrival, the entrance hallway sets the tone for the home – light, airy, and welcoming. To the right, double doors open into the dual aspect lounge, a bright and inviting space featuring a gas fireplace and patio doors leading out to the rear garden, creating an ideal setting for both relaxing and entertaining throughout the year. To the left of the hallway is a study, convenient for those working from home and further along is the contemporary kitchen/dining room. This stylish, refitted kitchen enjoys plenty of natural light and is fitted with an array of wall and base units, integrated single fridge, single freezer and dishwasher, along with a built-in electric oven and gas hob. A useful utility area sits just off the kitchen, with a side door providing additional access to the rear garden. Completing the ground floor is a spacious WC, understairs storage cupboard and a cloakroom – offering an excellent amount of practical storage space. The first floor hosts four well-proportioned bedrooms – three doubles and a good-sized single. The principal bedroom benefits from a dual aspect, built-in double wardrobes, and a modern refitted ensuite. Bedroom two also enjoys a dual aspect and built-in double wardrobes, while the refitted family bathroom offers contemporary fittings and built-in storage. Completing this floor is an airing cupboard on the landing for added convenience. The Southerly Facing rear garden is designed for low-maintenance enjoyment, featuring a patio area with steps leading to artificial lawn bordered by a mature hedge and fencing, offering privacy. The garden wraps around the house in an L-shape, with a gate providing access to the driveway and a side door into the double garage, which benefits from power and lighting. There is also ample off-road parking. Additional features to this beautifully presented home are UPVC double glazing and gas central heating. A viewing is highly recommended to fully appreciate the space and quality this home has to offer.

**Lounge** 17' 2" x 10' 10" (5.23m x 3.30m)

**Kitchen/Dining Room** 23' 5" x 10' 4" (7.14m x 3.15m) *maximum measurements*

**Study** 7' 5" x 10' 4" (2.26m x 3.15m) *maximum measurements*

**Utility** 10' 5" x 5' 6" (3.17m x 1.68m) *maximum measurements*

**Bedroom One** 17' 5" x 11' 2" (5.31m x 3.40m) *maximum measurements*

**Ensuite** 5' 8" x 8' 3" (1.73m x 2.51m)

**Bedroom Two** 13' 5" x 9' 5" (4.09m x 2.87m) *maximum measurements*

**Bedroom Three** 9' 6" x 10' 6" (2.90m x 3.20m)

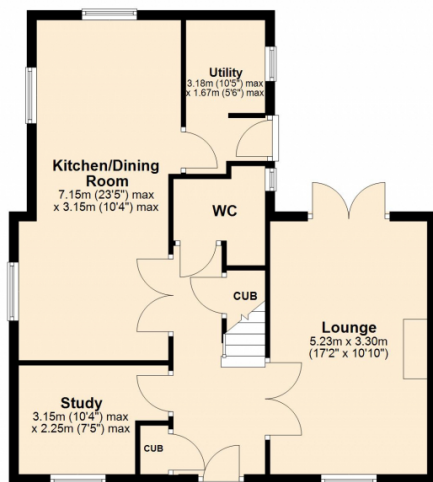
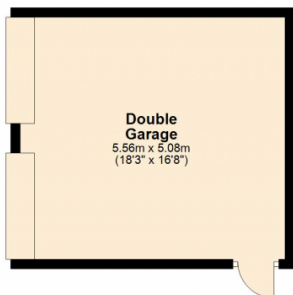
**Bedroom Four** 7' 9" x 10' 6" (2.36m x 3.20m) *maximum measurements*

**Bathroom** 8' 6" x 6' 6" (2.59m x 1.98m)

**Double Garage** 18' 3" x 16' 8" (5.56m x 5.08m)

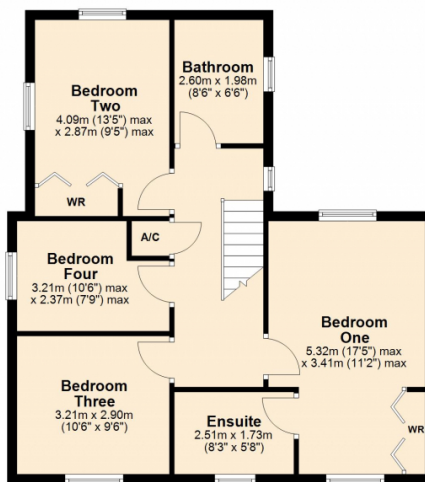
## Ground Floor

Approx. 94.6 sq. metres (1018.1 sq. feet)



## First Floor

Approx. 65.9 sq. metres (709.6 sq. feet)



Total area: approx. 160.5 sq. metres (1727.7 sq. feet)

