

WILKINSON

SALES • LETTINGS • MANAGEMENT

£350,000

Cambrian Road, Walton Cardiff, Tewkesbury, GL20



4

Bedrooms



2

Bathrooms

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

01684 367736

WILKINSON

SALES • LETTINGS • MANAGEMENT

£350,000

Cambrian Road, Walton Cardiff, Tewkesbury, GL20



Wilkinson SLM are delighted to present this well maintained and family loved four bedroom detached family home, thoughtfully enhanced with a loft conversion to provide an impressive level of space and flexibility. Located within the highly sought-after Walton Cardiff development, this home offers a fantastic opportunity for growing families and those seeking versatile accommodation.

Upon entering, you are welcomed by a bright and airy hallway. To the right, the dual aspect lounge features a gas fireplace, along with double doors that open directly onto the WESTERLY FACING rear garden. To the left of the hallway, the dual aspect kitchen/dining room is complete with a range of base and wall units and integrated appliances including a dishwasher, electric oven, induction hob and built in microwave. A rear door offers convenient access to the garden. The ground floor is completed by a modern refitted WC.

The rear garden is designed for low maintenance and enjoys a desirable WESTERLY aspect. It features a patio area with the remainder laid to lawn. A fantastic decked area with a pergola houses a unique OUTDOOR BAR with certified power and electric, which is included in the sale, creating a perfect space for entertaining all year round. A pathway leads to the rear gate providing access to the garage, which benefits from power, lighting and an electric door, along with driveway parking in front. An EV charging point is also installed in the garden, catering to modern needs.

The first floor hosts three bedrooms, with bedroom two benefitting from a built in double wardrobe. The principal bedroom is particularly impressive, offering dual aspect windows, a built in double wardrobe and a stylish refitted en-suite shower room. A contemporary family bathroom, also recently updated, serves the remaining bedrooms.

The loft conversion adds a further dimension to this already spacious home, providing a fourth double bedroom along with a separate dressing area or study. This versatile space can easily adapt to suit a variety of needs, whether as a private retreat for a teenager, a home office or a hobby room. Additional eaves storage and fitted cupboards enhance practicality on this level.

Lounge 17' 9" x 10' 7" (5.41m x 3.23m)

Kitchen/Dining Room 17' 8" x 9' 7" (5.38m x 2.92m)

Bedroom One 17' 9" x 10' 10" (5.41m x 3.30m)
maximum measurements

Ensuite 6' 8" x 4' 5" (2.03m x 1.35m)
maximum measurements

Bedroom Two 9' 7" x 9' 10" (2.92m x 3.00m)
maximum measurements

Bedroom Three 7' 10" x 9' 10" (2.39m x 3.00m)

Bedroom Four 11' x 11' 5" (3.35m x 3.48m)
maximum measurements

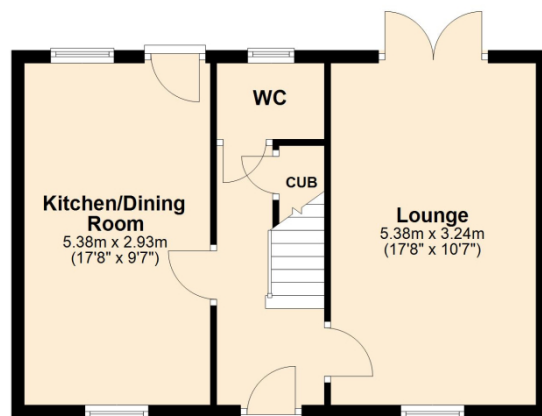
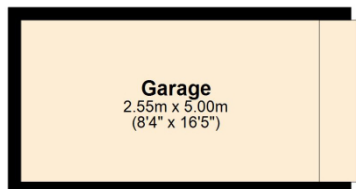
Dressing Area/Study 11' x 10' 10" (3.35m x 3.30m)
maximum measurements

Bathroom 6' 1" x 5' 9" (1.85m x 1.75m)

Garage 16' 3" x 8' 4" (4.95m x 2.54m)

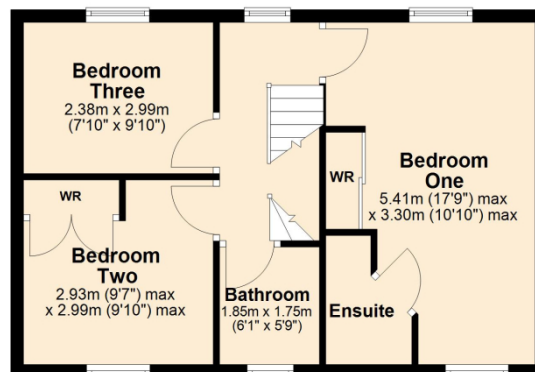
Ground Floor

Approx. 56.2 sq. metres (604.5 sq. feet)



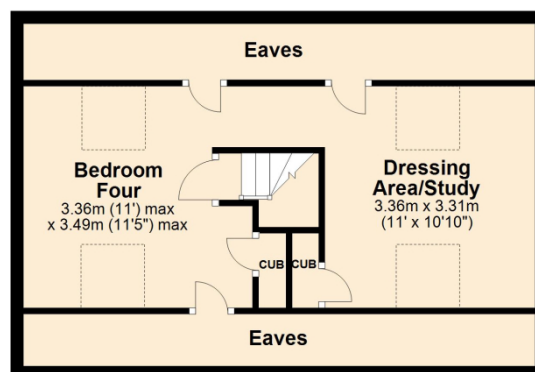
First Floor

Approx. 43.4 sq. metres (467.3 sq. feet)



Second Floor

Approx. 43.4 sq. metres (467.3 sq. feet)



Total area: approx. 143.0 sq. metres (1539.2 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(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, Scotland & Wales	73	77
EU Directive 2002/91/EC		

Address: Cambrian Road, Walton Cardiff, Tewkesbury, GL20

