



 3

Bedrooms

 1

Bathroom



- Extended Semi Detached House
- Open Plan Living
- Lounge with Log Burner
- Refitted Kitchen with Solid Oak Work Surface
- Dining Area with Double Doors Out to Rear Garden
- Downstairs WC with Potential
- Three Bedrooms
- Family Bathroom
- Large Southerly Facing Rear Garden
- Detached Garage, Store Area & Log Store & Off Road Parking
- Owned Solar Panels
- Refitted UPVC Double Glazing Throughout & Gas Central Heating
- Desirable Location within School Catchment Area

Wilkinson SLM are delighted to bring to market this beautifully extended three-bedroom semi-detached home, situated within the highly desirable Mitton estate. Benefiting from a generous southerly facing rear garden and having undergone a renovation by the current owners over the past eight years, this thoughtfully designed home is truly not one to be missed.

Upon arrival, the front door opens into a light and airy entrance hallway with stairs rising to the first floor. The hallway offers practicality with three separate storage cupboards, one of which is currently utilised as a dedicated laundry cupboard housing a washing machine and tumble dryer. Positioned at the end of the hallway is a downstairs WC, offering excellent potential to be converted into a shower room or utility space if desired. To the left, a door opens into a stunning open-plan living area, perfectly suited for modern family life. The lounge is warm and inviting, centred around a cosy log burner, while the refitted kitchen features a range of contemporary base and wall units, solid oak work surfaces, a Range cooker and an integrated dishwasher. Leading seamlessly from the kitchen is the dining area, enjoying beautiful views over the rear garden, with double doors opening directly onto the patio. An additional opening leads to a useful store room, which also benefits from a separate rear door providing access to the garden and detached garage. The southerly facing rear garden is undoubtedly the standout feature of this home. Generously proportioned and cleverly sectioned, it offers a wonderful 'secret garden' feel. A large patio area extends around the side of the property, where a side gate leads to the driveway, providing off-road parking. The detached garage is equipped with power and lighting, two separate access points, a separate store area and a dedicated log store. A pathway guides you through the garden to a collection of raised beds and a greenhouse, before passing through an archway to the lawned area beyond. Surrounded by mature trees and planting, the garden comes alive in the spring and summer months. To the first floor are two double bedrooms and a well-proportioned single bedroom. Bedrooms two and three enjoy scenic views over the rear garden. Completing the first floor accommodation is a refitted family bathroom. Further complementing this much loved home is refitted UPVC double glazing throughout (including external doors), gas central heating with a replacement combination boiler, owned solar panels and newly installed internal doors throughout the home.

Lounge & Kitchen 22' 11" x 11' 3" (6.99m x 3.43m)

Dining Area 9' 11" x 10' 4" (3.02m x 3.15m)

Downstairs WC 7' 8" x 5' 10" (2.34m x 1.78m) *maximum measurements*

Store Room 5' 1" x 3' 8" (1.55m x 1.12m)

Bedroom One 13' 1" x 9' 4" (3.99m x 2.84m)

Bedroom Two 9' 9" x 11' 7" (2.97m x 3.53m)

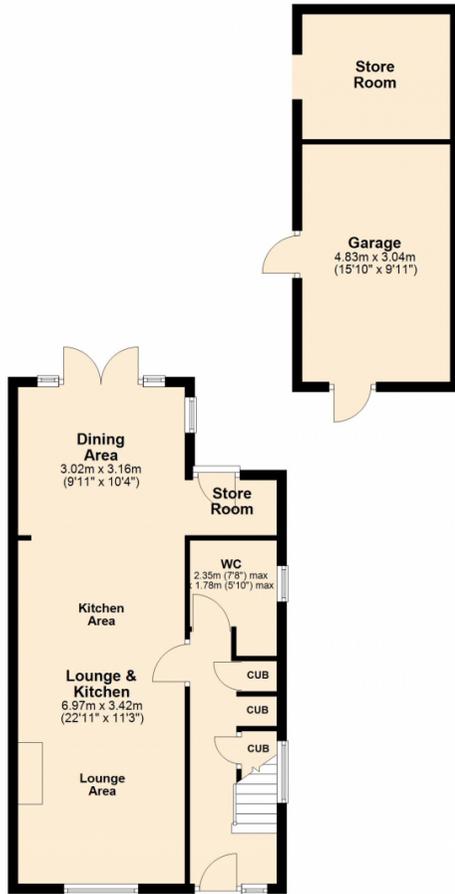
Bedroom Three 10' 0" x 7' 11" (3.05m x 2.41m)

Bathroom 6' 4" x 5' 8" (1.93m x 1.73m)

Garage 15' 10" x 9' 11" (4.83m x 3.02m)

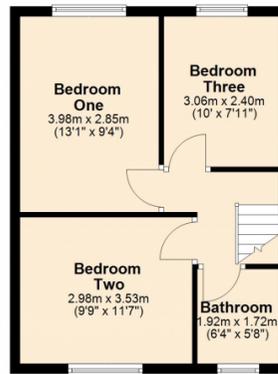
Ground Floor

Approx. 72.6 sq. metres (781.7 sq. feet)



First Floor

Approx. 37.4 sq. metres (402.6 sq. feet)



Total area: approx. 110.0 sq. metres (1184.3 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	86	86
(69-80) C		
(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: Brookside, Mitton, Tewkesbury, GL20

