

WILKINSON

SALES • LETTINGS • MANAGEMENT

£435,000

Graylag Crescent, Walton Cardiff, Tewkesbury, GL20



4

Bedrooms

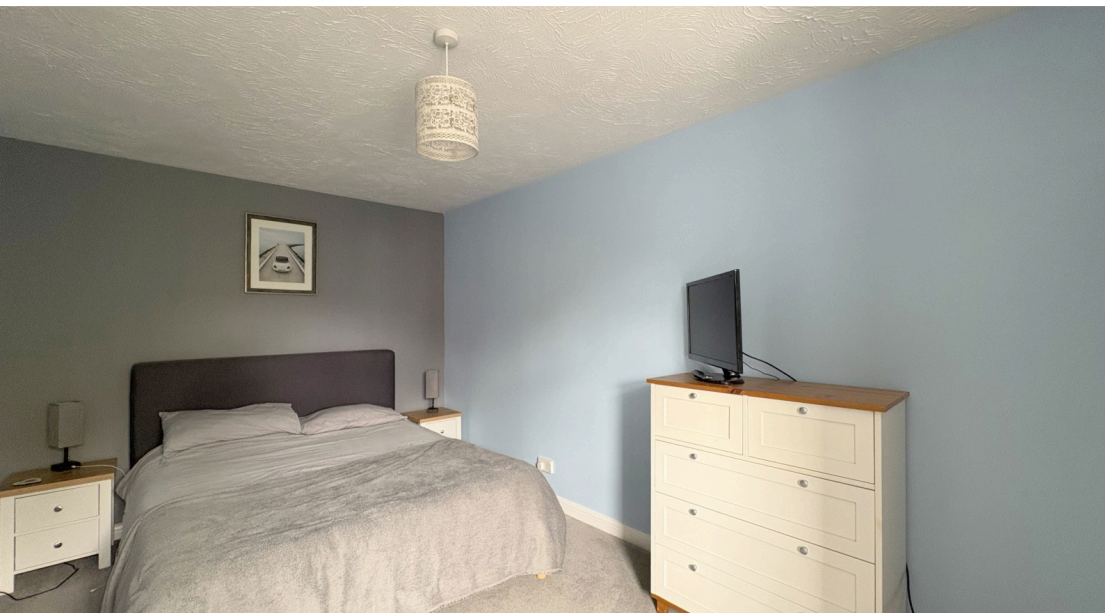


2

Bathrooms

101 High Street, Tewkesbury, Gloucestershire, GL20 5JZ |
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01684 367736



- Extended Four Bedroom Detached House
- Lounge
- Dining Room
- Kitchen
- Family Room
- Utility/Downstairs WC
- Study/Fifth Bedroom
- Four Bedrooms
- Ensuite & Family Bathroom
- SOUTH WESTERLY Facing Rear Garden with HOT TUB
- Tandem Garage & Off Road Parking
- UPVC Double Glazing
- Gas Central Heating with 2 Year Old Combi Boiler

Wilkinson SLM are delighted to present this well presented and extended, four bedroom detached family home, nestled in a quiet cul-de-sac location in the ever popular Walton Cardiff. Boasting spacious and versatile living throughout, this fantastic property benefits from a south-westerly facing rear garden, tandem garage, and ample off-road parking—making it the ideal forever home for growing families or those seeking flexible living space. As you enter the home, the front porch welcomes a generous lounge, perfect for relaxing evenings. A door to the left leads to a versatile study, which has also served as a fifth bedroom. Flowing through from the lounge is an archway into the dining room, seamlessly connecting to the extended living space—an ideal setting for entertaining or adapting to your lifestyle needs. The kitchen has a range of base and wall units and features a free standing gas cooker. Just off the kitchen is a convenient downstairs WC and a separate utility room with space and plumbing for both a washing machine and tumble dryer. Step outside to a private and enclosed rear garden, offering a large patio area, a well-kept lawn bordered by mature plants, and to the right—your very own HOT TUB, generously gifted by the current owners! There's also a large storage shed, rear access to the tandem garage (with power and lighting) and a convenient side gate to the front of the property. Upstairs, the first floor offers four bedrooms, with bedroom one benefitting from its own ensuite shower room. Bedrooms two and three enjoy built-in wardrobes and a modern family bathroom and airing cupboard complete the upper floor. Additional features to this home include UPVC double glazing, gas central heating with a new combi boiler installed in 2023 (with a 10-year guarantee) and a driveway providing off parking. This beautiful home ticks all the boxes—space, location, and flexibility—so early viewing is highly recommended.

Lounge 17' 7" x 13' 9" (5.36m x 4.19m) *maximum measurements*

Dining Room 8' 10" x 10' 7" (2.69m x 3.23m)

Kitchen 8' 10" x 10' 11" (2.69m x 3.33m)

Family Room 7' 8" x 20' 0" (2.34m x 6.10m)

Utility 8' 6" x 7' 6" (2.59m x 2.29m) *maximum measurements*

Study/Fifth Bedroom 7' 5" x 7' 6" (2.26m x 2.29m)

Bedroom One 15' 5" x 10' 6" (4.70m x 3.20m) *maximum measurements*

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

Bedroom Two 9' 1" x 10' 6" (2.77m x 3.20m)

Bedroom Three 9' 0" x 9' 1" (2.74m x 2.77m) *maximum measurements*

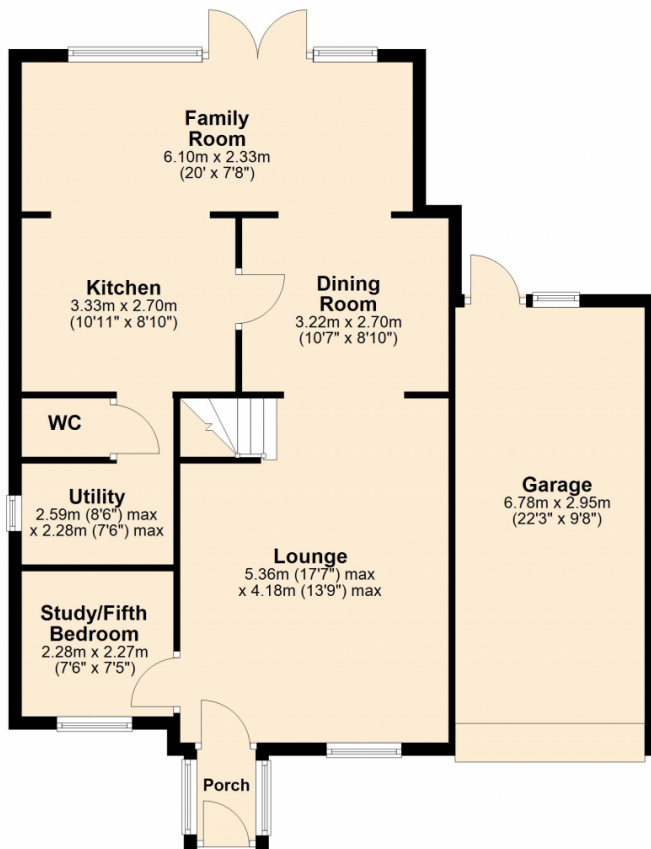
Bedroom Four 7' 11" x 6' 11" (2.41m x 2.11m) *maximum measurements*

Bathroom 5' 0" x 8' 3" (1.52m x 2.51m)

Garage 9' 8" x 22' 3" (2.95m x 6.78m)

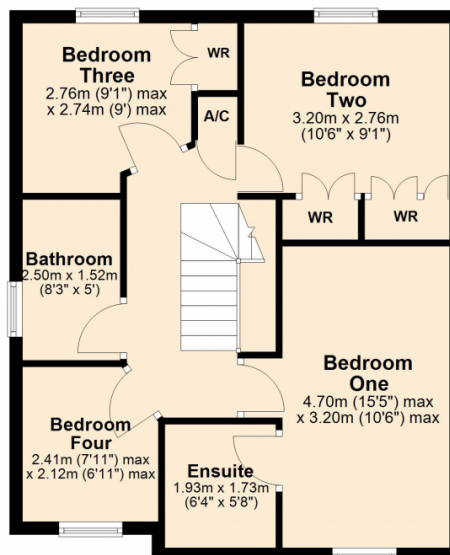
Ground Floor

Approx. 90.2 sq. metres (970.4 sq. feet)



First Floor

Approx. 53.4 sq. metres (575.0 sq. feet)



Total area: approx. 143.6 sq. metres (1545.4 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	68	
(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

