

WILKINSON

SALES • LETTINGS • MANAGEMENT

£475,000

Bellflower 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 with NO ONWARD CHAIN
- Kitchen/Breakfast Room with Adjoining Utility
- Dining Room
- Study
- Lounge
- Conservatory
- Four Bedrooms
- Ensuite & Family Bathroom
- Low Maintenance Rear Garden with Side Access
- Double Garage with Ample Parking
- Gas Central Heating
- UPVC Double Glazing with Newly Fitted Windows Throughout the House and Under 10 Year Warranty

Wilkinson SLM are delighted to present this exceptional four bedroom detached family house to the market, offered with NO ONWARD CHAIN and situated within the highly sought-after Walton Cardiff development. Boasting a DOUBLE GARAGE and generous living accommodation throughout, this home is perfect for those seeking space, comfort, and convenience.

Upon entering, you are welcomed into a spacious hallway. To the left, a bright and inviting lounge features a gas fireplace with double doors opening through to the conservatory - an excellent year-round addition - offering views of the rear garden and direct access via further double doors. To the right of the hallway, you'll find a separate study and a dining room. Continuing through, there is a useful understairs storage cupboard, a downstairs WC and a kitchen/breakfast room. This well-appointed space offers a range of base and wall units, a central island, range cooker and integrated dishwasher. An adjoining utility room provides additional practicality, with space and plumbing for both a washing machine and tumble dryer, along with external access to the garden. The rear garden has been designed for low maintenance, featuring a patio area leading down to a lawn. To the side, a decking area offers great potential - ideal for outdoor seating or even a hot tub. The double garage is accessible via a side door and has power and lighting, while a side gate leads conveniently to the front, where ample driveway parking is available. Upstairs, the accommodation comprises three double bedrooms and a well-proportioned single bedroom. The principal bedroom benefits from a built in triple wardrobe and an ensuite shower room. A family bathroom with an airing cupboard complete the first floor. Further benefits include UPVC double glazing throughout the house (installed five years ago and still under a 10 year warranty), gas central heating and regularly maintained electrics and gas systems, as the house was previously let. Ideally located close to local amenities, bus routes and within a popular school catchment area, this home is perfectly suited to growing families. Early viewing is highly recommended to fully appreciate all that this wonderful home has to offer.

Lounge 17' 10" x 12' 3" (5.44m x 3.73m)

Kitchen/Breakfast Room 12' 9" x 11' 1" (3.89m x 3.38m)

Dining Room 9' 10" x 11' 6" (3.00m x 3.51m)

Conservatory 13' 9" x 12' 10" (4.19m x 3.91m)

Bedroom One 17' 8" x 12' 6" (5.38m x 3.81m) *maximum measurements*

Ensuite 6' 1" x 6' 0" (1.85m x 1.83m)

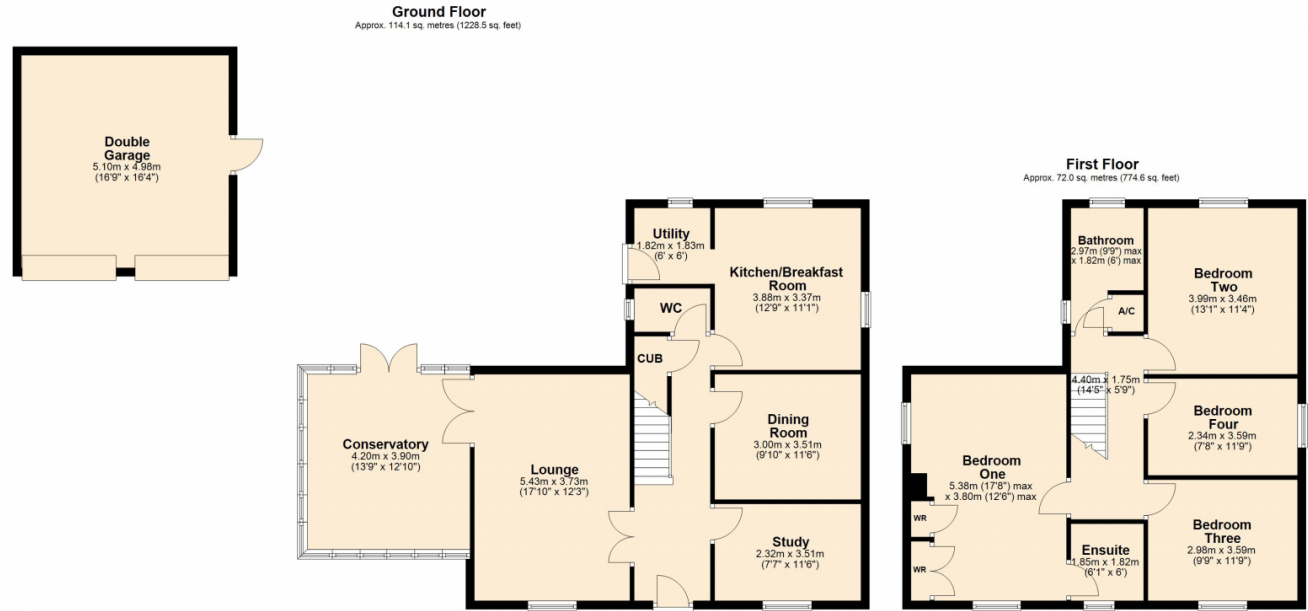
Bedroom Two 13' 1" x 11' 4" (3.99m x 3.45m)

Bedroom Three 9' 9" x 11' 9" (2.97m x 3.58m)

Bedroom Four 7' 8" x 11' 9" (2.34m x 3.58m)

Bathroom 9' 9" x 6' (2.97m x 1.83m) *maximum measurements*

Garage 16' 9" x 16' 4" (5.11m x 4.98m)



Total area: approx. 186.1 sq. metres (2003.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Belflower Road, Walton Cardiff, Tewkesbury, GL20

