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## SALES & LETTINGS



**4 Snowdrop Close, Tewkesbury, GL20 7FP**  
**Asking Price £540,000**

**Tewkesbury:** The Ancient Grudge, 15 High Street, Tewkesbury, GL20 5AL. Tel. 01684 275276 Fax. 01684 276661



TAG Residential Lettings Limited. Registered in England No. 05783882  
Registered Office: Goodridge Court, Goodridge Avenue, Gloucester, GL2 5EN





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

## Situation

Snowdrop Close is located on the development of Walton Cardiff. It is within easy walking distance of parks, local shops, takeaway and a public house. It is also within walking distance of John Moore Primary School Ofsted rate 'Good' and the community centre, which holds various activities on a regular basis.

Walton Cardiff is on a regular bus route to Cheltenham (9 miles away) and to the historic market town of Tewkesbury, (2 miles) which has many stunning Tudor buildings, as well as a wealth of leisure, health, educational and arts facilities, whilst its close proximity to the motorway and railway station provides easy access to the rest of the country.

## PROPERTY SUMMARY

Four/Five Bedrooms  
 Detached Family Home  
 Living Room  
 Study  
 Kitchen / Dining Room  
 Downstairs WC  
 En Suite & Built in Wardrobe To Master Bedroom  
 Garage Partially Converted With Outside Bedroom & Separate WC  
 UPVC Double Glazing & Gas Central Heating  
 Council Tax Band E





## Description

TAG Sales and Lettings is pleased to present an exciting opportunity to purchase a detached four/five-bedroom family home located in the highly desirable Tewkesbury Meadows development. With views over the meadows.

This ideal property features a private garden with a partially converted garage with an outside bedroom and separate WC to the rear. This room is fully plumbed in and benefits from underfloor heating, but still offers additional storage to the front, making it perfect for a growing family.

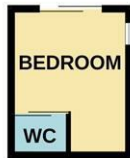
Upon entering the home, you will find a welcoming hallway that includes a convenient downstairs W/C. To your right is the living room, which benefits from a bay window at the side and a separate window to the front, allowing ample natural light. To the left-hand side of the hall is a convenient study. At the rear of the property is a fitted kitchen/dining room/family room, complete with a window and patio doors leading to the garden and stairs rising to the first floor.

Upstairs, you will find four bedrooms, the master bedroom with an en-suite shower room and built-in storage, and three further double rooms. Additionally, there is a family bathroom equipped with a bath and separate shower cubicle, a low-level W/C, and a wash hand basin.

Outside, the property offers off-road parking for multiple cars. The garden is low-maintenance with astroturf, decking and a bar area to the rear and features a pedestrian gate for side access to the garage.

This is a truly lovely family home, situated in a quiet cul-de-sac within a very popular estate.

Please call our office today to book your appointment.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Living Room

10'09 x 16'04 (3.28m x 4.98m)

### Kitchen/Dining Room

26'02 (max) x 11'00 (7.98m (max) x 3.35m)

### Study

8'00 x 8'09 (2.44m x 2.67m)

### WC

2'11 x 5'06 (0.89m x 1.68m)

### Bedroom 1

9'05 x 9'04 (2.87m x 2.84m)

### En Suite

6'01 x 6'06 (1.85m x 1.98m)

### Bedroom 2

12'02 x 8'00 (3.71m x 2.44m)

### Bedroom 3

8'08 x 11'08 (2.64m x 3.56m)

### Bedroom 4

6'09 x 11'05 (2.06m x 3.48m)

### Bathroom

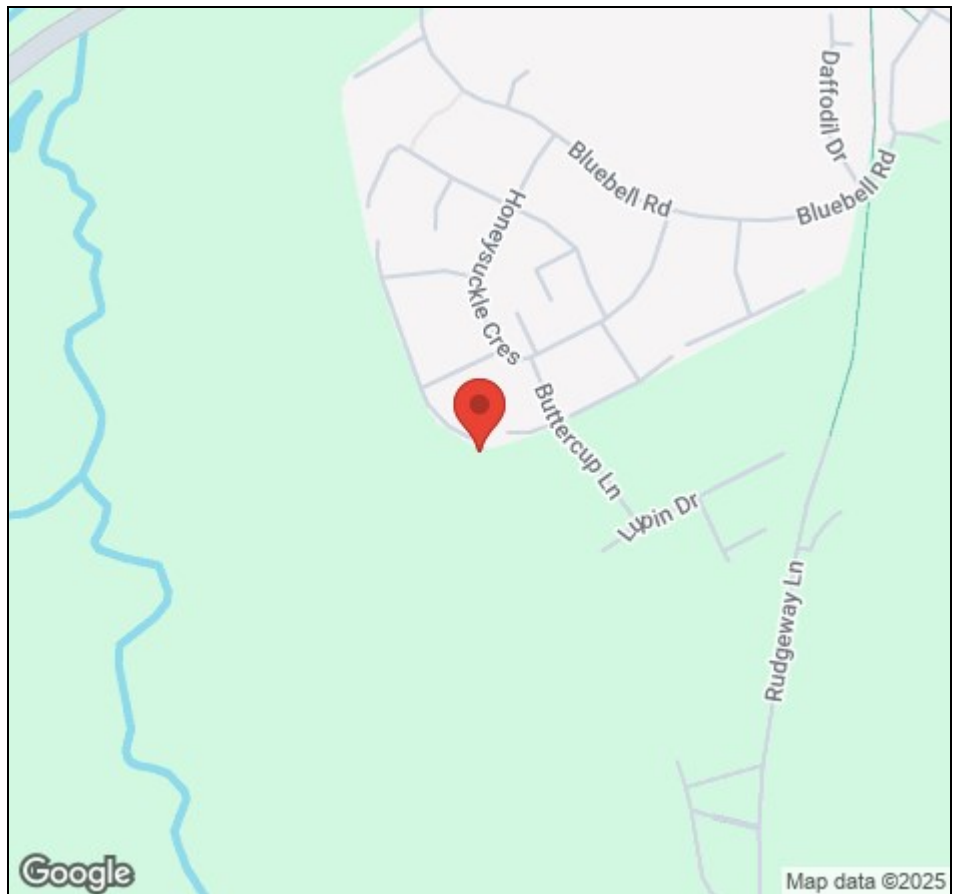
12'03 (max) x 6'08 (3.73m (max) x 2.03m)

### Outside Bedroom

8'04 x 9'04 (2.54m x 2.84m)

### WC

2'10 x 4'07 (0.86m x 1.40m)



Viewing strictly by appointment via Tag Estate Agents – 01684 275 276

Email: [info@tagsalesandlettings.co.uk](mailto:info@tagsalesandlettings.co.uk)

Agents Note: Room sizes quoted are approximate and should be used for guidance purposes only.  
All appliances, fittings or heating systems have not been tested. Buyers are advised to seek verification from their surveyor or legal representative.

P Gregory & V Davis trading as TAG Residential Lettings LTD.