



 3

Bedrooms

 1

Bathroom



- NO ONWARD CHAIN
- Extended Semi Detached Home
- Lounge
- Open Plan Kitchen/Dining Room
- Downstairs Bathroom
- Three Bedrooms
- Upstairs WC
- UPVC Double Glazing
- Gas Central Heating
- Detached Garage
- Off Road Parking
- Beautiful Rear Garden

Wilkinson SLM are delighted to present this extended semi-detached home, offered for sale with NO ONWARD CHAIN, situated in the highly sought-after residential area of Mitton and enjoying attractive views towards Tewkesbury Abbey.

The property is entered via a welcoming hallway. To the left, a door leads into the comfortable lounge, featuring a fireplace with gas fire. From the hallway, a further door opens into the spacious open-plan kitchen/dining room, ideal for modern family living and entertaining. The kitchen has a range of wall and base units and offers space for a cooker, washing machine and fridge freezer. Sliding doors from the dining area provide direct access to the rear garden, while a separate door leads conveniently to the side of the property. Completing the ground floor is the family bathroom, with stairs rising from the hallway to the first floor.

Upstairs, the property offers two generous double bedrooms and a well-proportioned single bedroom featuring a built-in wardrobe. The former airing cupboard on the landing has been cleverly converted into a useful WC. Bedrooms two and three benefit from pleasant views towards Tewkesbury Abbey.

Externally, the rear garden is thoughtfully arranged, beginning with a delightful patio seating area complemented by an attractive water feature. Steps lead down to a lawned garden bordered by a variety of shrubs and flowers, with a secluded seating area at the far end—perfect for enjoying warm summer evenings. The garden also benefits from an irrigation system.

To the front of the property there is ample off-road parking, along with a detached garage equipped with power and lighting, plus a pedestrian door providing access to the rear garden.

Further benefits of this home include triple glazing, gas central heating with a boiler installed in 2021, and solar panels, making this an appealing home in a desirable location.

**Lounge** 13' 10" x 11' 4" (4.22m x 3.45m)

**Open Plan Kitchen/Dining Room** 20' 9" x 17' 4" (6.32m x 5.28m) *maximum measurements*

**Downstairs Bathroom** 7' 3" x 5' 8" (2.21m x 1.73m) *maximum measurements*

**Bedroom One** 11' 5" x 9' 10" (3.48m x 3.00m)

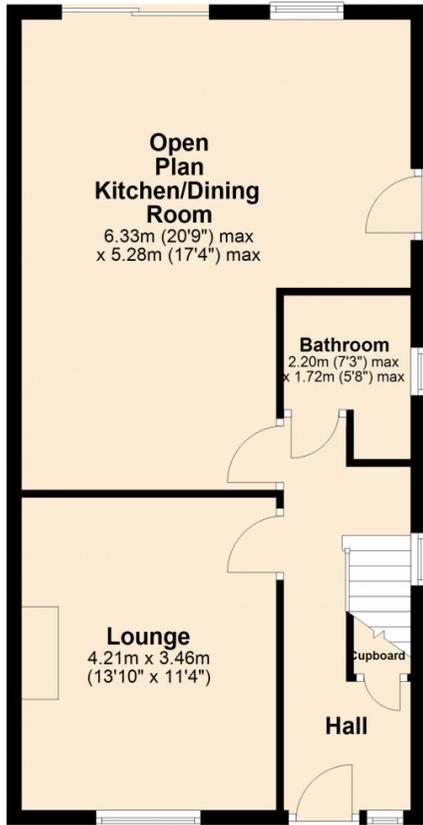
**Bedroom Two** 12' 9" x 9' 3" (3.89m x 2.82m)

**Bedroom Three** 9' 10" x 7' 11" (3.00m x 2.41m) *maximum measurements*

**Detached Garage** 24' 2" x 11' 6" (7.37m x 3.51m) *maximum measurements*

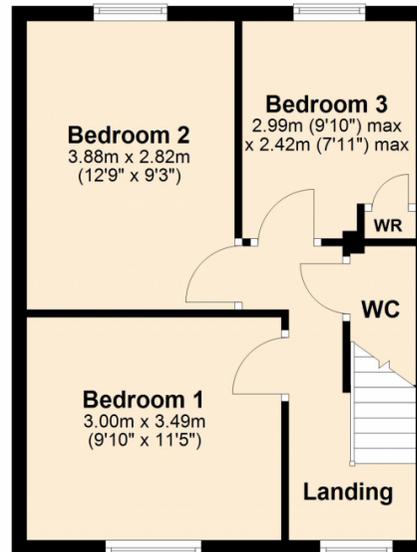
### Ground Floor

Approx. 56.2 sq. metres (604.6 sq. feet)



### First Floor

Approx. 36.9 sq. metres (397.0 sq. feet)



Total area: approx. 93.1 sq. metres (1001.6 sq. feet)

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

Address: Grayston Close, Mitton, Tewkesbury, GL20

