

WILKINSON

SALES • LETTINGS • MANAGEMENT

£340,000

Avellana Way, Ashchurch, Tewkesbury, GL20



 5
Bedrooms

 2
Bathrooms

101 High Street, Tewkesbury, Gloucestershire, GL20 5JZ |
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- Detached House with NO ONWARD CHAIN
- Lounge
- Kitchen/Dining Room
- Utility & Downstairs WC
- Snug
- Five Bedrooms
- Ensuite & Family Bathroom
- Southerly Facing Rear Garden
- Partial Garage Conversion & Driveway Parking
- Gas Central Heating & UPVC Double Glazing
- Walking Distance to Cotswold Designer Outlet & Dobbies Garden Centre

Wilkinson SLM are delighted to bring to market this fantastic five bedroom detached family home, ideally situated on the newly developed Fiddington Fields. Offering an impressive amount of versatile accommodation, a SOUTHERLY FACING rear garden and the added benefit of a partial garage conversion, this is a house that is sure to appeal to growing families and those looking for plenty of space both inside and out. The location is particularly convenient, being just a short walk from the Cotswold Designer Outlet and Dobbies Garden Centre, whilst providing easy access to the surrounding road network and nearby amenities. For those seeking a modern family home with generous accommodation in a desirable and convenient setting, this home is certainly not one to miss. Upon arrival, the front door opens into a light and airy entrance hallway, immediately giving a welcoming feel and setting the tone for the rest of the home. From here, doors lead to the spacious lounge situated to the right. Continuing through the hallway, you reach the impressive kitchen/dining room, which forms the real hub of the house. The modern kitchen is fitted with a range of wall and base units, complemented by a useful peninsula breakfast bar. Integrated appliances include an electric oven and gas hob, while the adjoining dining area provides room for a family dining table. Double doors open directly onto the rear garden. An opening from the kitchen/dining room leads through to the partial garage conversion, which offers excellent flexibility and could be utilised to suit the needs of the new owners. Completing the ground floor accommodation is a separate utility room, providing space and plumbing for both a washing machine and tumble dryer, along with a convenient downstairs WC. A further door from the utility room provides direct access to the rear garden. The SOUTHERLY FACING rear garden has been designed with ease of maintenance in mind. A patio area immediately adjoins the house and leads towards a side gate, providing useful access around to the front. Steps then rise to the lawn and decking area, with an attractive planted border adding a pleasant feature. To the first floor, the house offers five bedrooms, comprising four double bedrooms and a further single bedroom. The fifth bedroom would also lend itself particularly well to use as a home office, dressing room or nursery, depending on individual requirements. The principal bedroom benefits from a built-in double wardrobe, additional storage cupboard and a modern, stylish ensuite shower room. A well-appointed family bathroom serves the remaining bedrooms.

Further benefits include gas central heating, UPVC double glazing, a useful front store room and driveway parking. Early viewing comes highly recommended – this is a house that is sure to catch buyers' eyes! Maintenance Charge: Approximately £200 per annum – to be confirmed.

Lounge 14' 2" x 10' 10" (4.32m x 3.30m)

Kitchen/Dining Room 10' 10" x 20' 2" (3.30m x 6.15m)

Snug 8' 9" x 9' 2" (2.67m x 2.79m)

Utility 5' 9" x 6' 5" (1.75m x 1.96m)

Bedroom One 10' 8" x 10' 10" (3.25m x 3.30m)

Ensuite 7' 3" x 4' 4" (2.21m x 1.32m)

Bedroom Two 12' 3" x 12' 5" (3.73m x 3.78m) maximum measurements

Bedroom Three 10' 3" x 8' 7" (3.12m x 2.62m)

Bedroom Four 11' 0" x 9' 2" (3.35m x 2.79m) maximum measurements

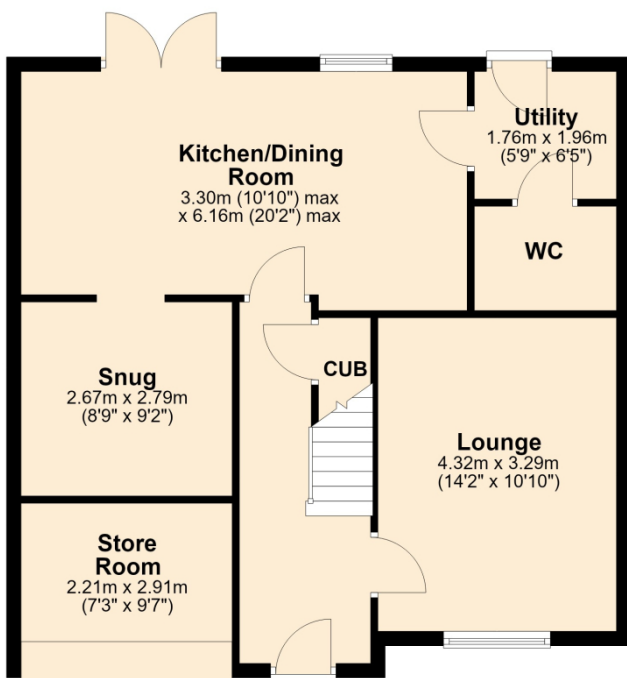
Bedroom Five/Study 6' 10" x 8' 6" (2.08m x 2.59m)

Bathroom 6' 2" x 6' 10" (1.88m x 2.08m)

Store Room 7' 3" x 9' 7" (2.21m x 2.92m)

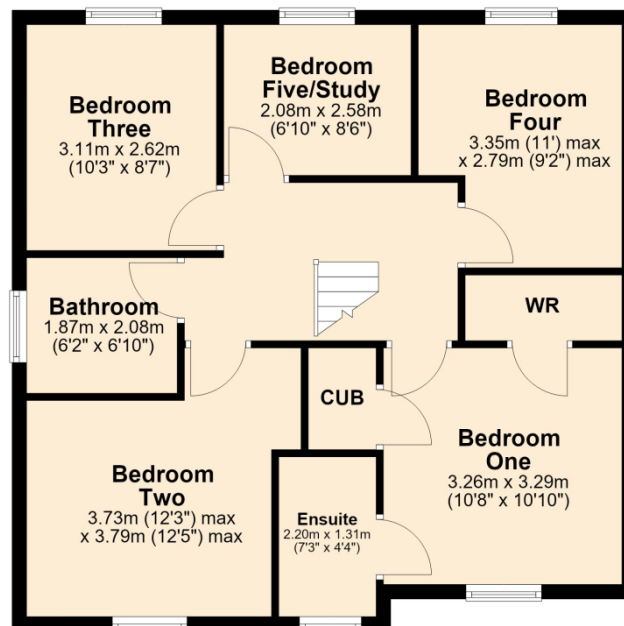
Ground Floor

Approx. 65.5 sq. metres (705.5 sq. feet)



First Floor

Approx. 65.5 sq. metres (705.5 sq. feet)



Total area: approx. 131.1 sq. metres (1410.9 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(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, Scotland & Wales		EU Directive 2002/91/EC

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