

WILKINSON

SALES • LETTINGS • MANAGEMENT

£450,000

Cypress Road, Walton Cardiff, Tewkesbury, GL20



4

Bedrooms



2

Bathrooms

101 High Street, Tewkesbury, Gloucestershire, GL20 5JZ |
Info@wilkinsonslm.co.uk

01684 367736



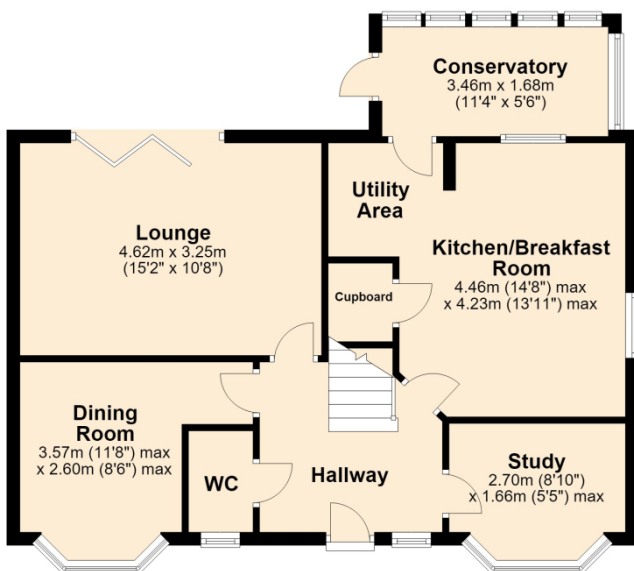
- Executive Detached House
- Lounge
- Dining Room
- Refitted Kitchen/Breakfast Room with Utility Area
- Study
- Refitted Downstairs WC
- Conservatory
- Four Bedrooms
- Refitted Ensuite Shower Room to Principal Room
- Refitted Four Piece Bathroom Suite
- Southerly Facing Rear Garden with Side Access
- Double Garage with Driveway Parking for 2 Cars
- Gas Central Heating & Double Glazing

Wilkinson SLM are delighted to offer for sale this family loved, four bedroom detached house, ideally positioned within the popular Walton Cardiff development. Offering spacious and versatile accommodation, a stunning refitted kitchen/breakfast room, attractive SOUTHERLY FACING rear garden and double garage with a converted gym area, this is a wonderful home to choose for your next move! A welcoming entrance hallway provides access to the ground floor accommodation, including a refitted cloakroom, dining room and study; both of which benefit from attractive bay windows. The spacious lounge is a particularly inviting room, featuring a gas fireplace and bi-fold doors that open directly onto the rear garden, creating an excellent connection between the indoor and outdoor living spaces. The impressive refitted kitchen/breakfast room is undoubtedly one of the highlights of the home. Beautifully appointed and designed with both style and everyday family life in mind, it features a fabulous central island, providing the perfect focal point for preparing meals or enjoying relaxed morning breakfasts, a range of base and wall units as well as a utility area with a sink. A door leads through to the conservatory, which continues the flow of the living space and provides further access to the rear garden. The first floor accommodates four bedrooms and a refitted four piece family bathroom. The principal bedroom is particularly well equipped, benefiting from two built in double wardrobes and a refitted ensuite shower room. Bedroom four also benefits from a built-in wardrobe, providing useful additional storage. Completing the first floor is an airing cupboard on the landing. Externally, the Southerly Facing rear garden has been thoughtfully designed for ease of maintenance while retaining plenty of character. Flower and shrub borders surround he garden, while a fishpond adds to its appeal. A hand built gas barbecue creates a lovely setting for the outdoor space. Gated side access leads to the double garage which offers considerably more than simply vehicle storage. A section to the rear has been partitioned off and is currently used as a gym room, complete with power and heating. There is off road parking for two cars on the driveway with the added convenience of an EV charging point.

- Lounge 15' 2" x 10' 8" (4.62m x 3.25m)
- Dining Room 11' 9" x 8' 6" (3.58m x 2.59m) maximum measurements
- Kitchen/Breakfast Room 176" x 167" (14' 8" x 13' 11") maximum measurements
- Study 106" x 65" (8' 10" x 5' 5") maximum measurements
- Conservatory 136" x 66" (11' 4" x 5' 6")
- Bedroom One 184" x 132" (15' 4" x 11') maximum measurements
- Ensuite 75" x 72" (6' 3" x 6')
- Bedroom Two 148" x 102" (12' 4" x 8' 6")
- Bedroom Three 139" x 107" (11' 7" x 8' 11") maximum measurements
- Bedroom Four 100" x 69" (8' 4" x 5' 9")
- Bathroom 100" x 77" (8' 4" x 6' 5")
- Double Garage 214" x 213" (17' 10" x 17' 9") maximum measurements
- Gym Room 93" x 77" (7' 9" x 6' 5")

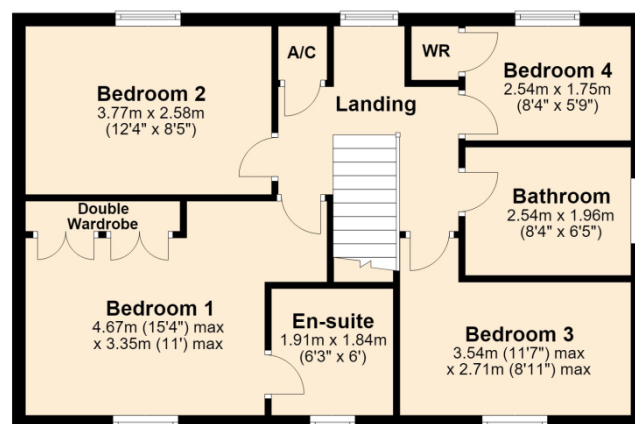
Ground Floor

Approx. 61.8 sq. metres (664.9 sq. feet)



First Floor

Approx. 55.1 sq. metres (593.5 sq. feet)



Total area: approx. 116.9 sq. metres (1258.4 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	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Cypress Road, Walton Cardiff, GL20

