



 3

Bedrooms

 1

Bathroom



- Detached
- Lounge/Dining Room
- Kitchen
- Conservatory
- Three Bedrooms
- Bathroom
- Downstairs WC
- Garage
- Summer House
- Rear Garden
- 2 Driveways with Off Road Parking

Wilkinson SLM are pleased to present this well-proportioned three-bedroom detached home, ideally situated in the popular residential area of Northway.

The ground floor offers a welcoming entrance porch, a convenient downstairs WC, and a spacious lounge/dining room—perfect for both relaxing and entertaining. An archway leads through to the kitchen, while patio doors open into a bright conservatory, creating a lovely flow of living space. The kitchen is fitted with a range of base and wall units, a built-in oven and hob, and provides space for a washing machine and fridge freezer. A door also gives direct access to the outside.

Upstairs, the property comprises three bedrooms, with bedrooms one and two benefiting from built-in wardrobes. There is also a family bathroom, along with a useful airing cupboard and additional storage.

Outside, the rear garden is predominantly laid to lawn and features a generous summerhouse/shed—ideal as a relaxing outdoor retreat or hobby space. Further benefits include a garage with both front and rear access, as well as ample off-road parking provided by two separate driveways on either side of the property.

**Lounge/Dining Room** 24' 7" x 17' 3" (7.49m x 5.26m)  
maximum measurements

**Kitchen** 9' 4" x 8' 3" (2.84m x 2.51m)

**Conservatory** 10' 10" x 11' 8" (3.30m x 3.56m)

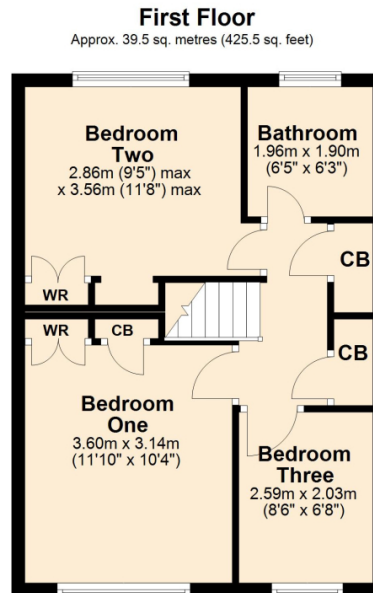
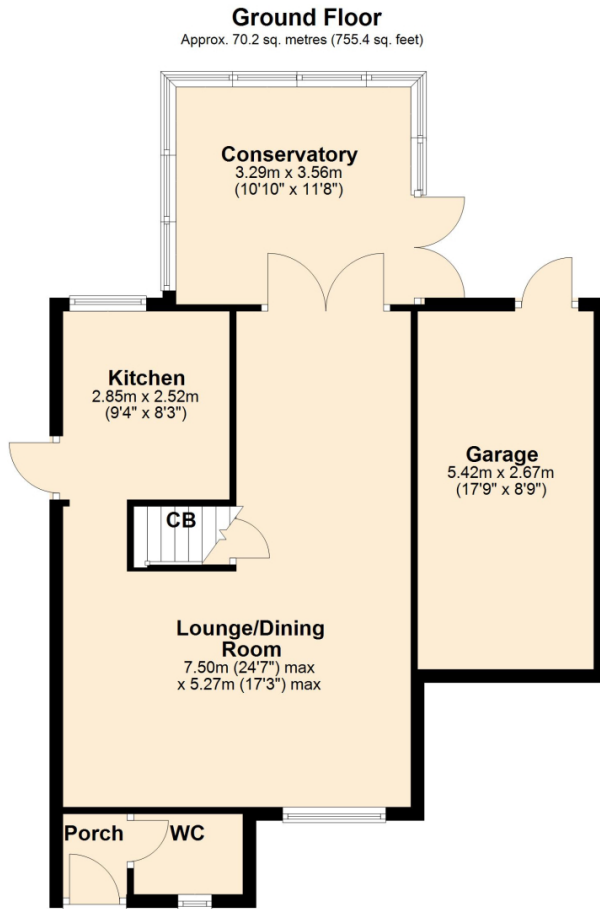
**Bedroom One** 11' 10" x 10' 4" (3.61m x 3.15m)

**Bedroom Two**  
maximum measurements

**Bedroom Three** 8' 6" x 6' 8" (2.59m x 2.03m)

**Bathroom** 6' 5" x 6' 3" (1.96m x 1.91m)

**Garage** 17' 9" x 8' 9" (5.41m x 2.67m)



Total area: approx. 109.7 sq. metres (1180.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		70	81
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Address: Kestrel Way, Northway, GL20

