



 3

Bedrooms

 1

Bathroom



- Detached Home
- Three Bedrooms
- Lounge
- Dining room/Kitchen
- Conservatory
- Utility
- Downstairs WC
- Family Bathroom
- Rear Garden
- Driveway with parking for 3/4 cars

Wilkinson SLM are delighted to bring to the market this well-presented three-bedroom detached home, ideally situated in the popular residential area of Newtown. Offering easy access to the motorway and within walking distance of local primary and secondary schools, this property is perfectly suited to families and professionals alike.

The front door opens into a spacious and welcoming entrance hallway, with doors leading to a ground floor WC and the main lounge. The generous lounge benefits from a large front-facing window and a charming log-burning fireplace, creating a warm and inviting space ideal for cosy evenings.

An opening from the lounge leads through to the kitchen/dining room, which is fitted with a range of base and wall units and includes a built-in oven and hob, dishwasher, and fridge freezer. There is ample space for a dining table and chairs, making it ideal for both everyday living and entertaining. A door from the kitchen provides access to a large utility room, offering additional worktop space, base units, and space for a washing machine and tumble dryer. Patio doors from the utility room open to the rear garden, while a further door leads to the partial garage, providing excellent additional storage. A conservatory, accessed from the dining area, offers a fantastic additional reception room with pleasant views over the rear garden. Completing the ground floor is a useful understairs storage cupboard.

The first floor comprises three well-proportioned bedrooms, with bedrooms one and two benefiting from built-in wardrobes. A spacious family bathroom completes the accommodation.

Externally, the rear garden features a decking area ideal for outdoor seating and entertaining, a lawned area, a shed, and additional spaces perfect for pots and decorative planting. A rear gate provides direct access to the local play park, making this an excellent choice for those with young children. Further complementing this gorgeous home is gas central heating, UPVC double glazing and private parking for 3/4 cars.

Lounge 11' 0" x 17' 8" (3.35m x 5.38m) *maximum measurements*

Kitchen/Dining Room 8' 10" x 21' 3" (2.69m x 6.48m) *maximum measurements*

Conservatory 8' 3" x 10' 7" (2.51m x 3.23m)

Utility 15' 10" x 7' 1" (4.83m x 2.16m)

Garage 8' 7" x 7' 1" (2.62m x 2.16m)

WC 4' 5" x 3' 10" (1.35m x 1.17m)

Bedroom One 10' 2" x 9' 7" (3.10m x 2.92m)

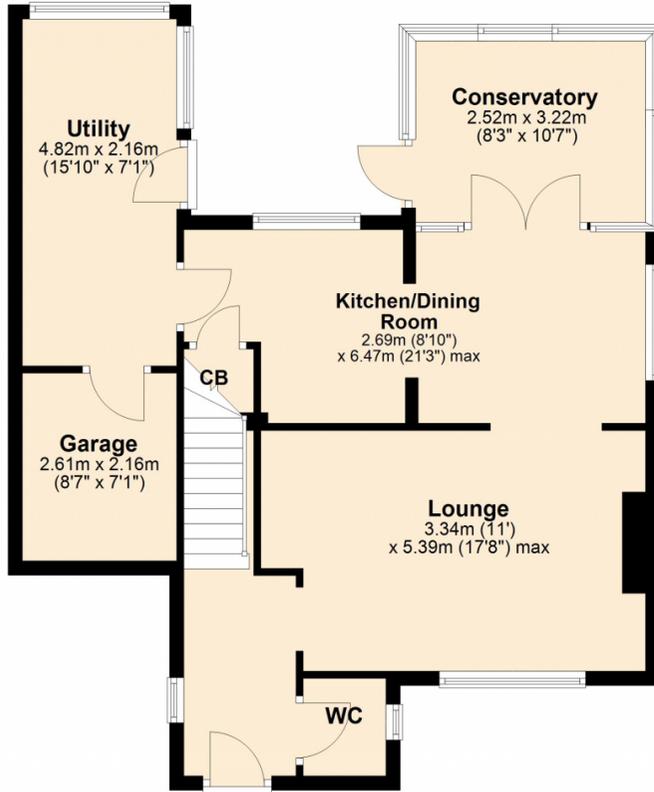
Bedroom Two 8' 7" x 9' 4" (2.62m x 2.84m)

Bedroom Three 8' 0" x 9' 3" (2.44m x 2.82m)

Bathroom 5' 2" x 9' 3" (1.57m x 2.82m)

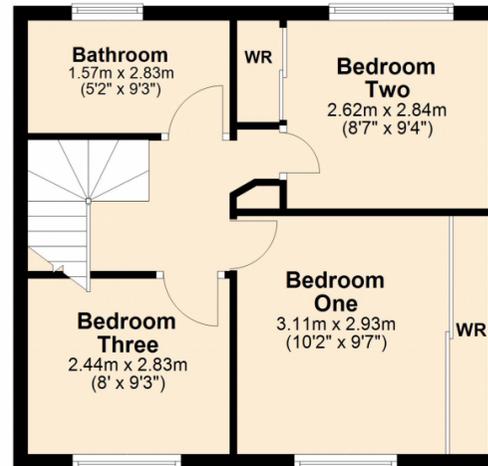
Ground Floor

Approx. 69.0 sq. metres (742.8 sq. feet)



First Floor

Approx. 36.4 sq. metres (391.9 sq. feet)



Total area: approx. 105.4 sq. metres (1134.7 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	65	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Tewkesbury, GL20

