

WILKINSON

SALES • LETTINGS • MANAGEMENT

£415,000

The Park, Northway, Tewkesbury, GL20



 4
Bedrooms

 2
Bathrooms

101 High Street, Tewkesbury, Gloucestershire, GL20 5JZ |
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- Detached House
- Dual Aspect Lounge
- Dining Room
- Kitchen
- Utility/Store Room & Downstairs WC
- Four Double Bedrooms
- Ensuite & Shower Room
- Westerly Facing Rear Garden with Side Access
- Garage with Power/Lighting & Ample Driveway Parking
- Replaced UPVC Double Glazing Throughout Including External Doors
- Gas Central Heating with Replaced Boiler & Annually Serviced

Wilkinson SLM are delighted to bring to market this well presented and spacious four double bedroom detached house, tucked away in a quiet cul de sac within the ever popular Northway area. Offering generous and versatile accommodation throughout, a Westerly facing rear garden, garage and ample driveway parking, this is a fantastic opportunity for families seeking a well-proportioned home in a desirable location. Upon arrival, the front door opens into a bright and welcoming hallway, providing access to the principal ground floor accommodation. To the left is the impressive dual-aspect lounge and features a charming log burner. Patio doors open directly onto the rear garden. An archway from the lounge leads through to the dining room, creating a natural flow between the two reception areas. Returning to the hallway, there is a useful downstairs WC, while the kitchen offers a good range of wall and base units. Integrated appliances include a dishwasher, built-in electric oven and gas hob. A rear door provides convenient access directly into the garden. A particularly useful addition to the ground floor is the utility/pantry room, which was originally part of the garage and has been cleverly incorporated to provide excellent additional storage and practical utility space. Rising to the first floor, the house continues to impress with four double bedrooms. The principal bedroom benefits from built-in wardrobes, an over-stairs storage cupboard and a modern ensuite shower room while bedroom four also benefits from a built-in double wardrobe. The first floor is completed by a family shower room with underfloor heating, together with a useful airing cupboard situated on the landing. Outside, the house enjoys a pretty Westerly facing rear garden, with a patio area extending to both sides of the house and the remainder laid to lawn. The garden benefits from a side gate offering convenient access around to the front of the home. To the front, there is ample driveway parking leading to the garage, which benefits from both power and lighting. Further benefits include replaced UPVC double glazing throughout, including the external doors, together with gas central heating and a replaced boiler which is annually serviced. If you are looking for a well-presented detached family home with plenty of space, parking and a lovely Westerly facing garden, then look no further. An early viewing is highly recommended to fully appreciate all this home has to offer.

Lounge 22' 0" x 11' 4" (6.71m x 3.45m)

Dining Room 8' 11" x 9' 2" (2.72m x 2.79m)

Kitchen 11' 11" x 7' 10" (3.63m x 2.39m)

Utility 8' 3" x 7' 10" (2.51m x 2.39m)

Bedroom One 12' 9" x 11' 6" (3.89m x 3.51m) maximum measurements

Ensuite 8' 2" x 5' 8" (2.49m x 1.73m) maximum measurements

Bedroom Two 12' 9" x 11' 7" (3.89m x 3.53m) maximum measurements

Bedroom Three 10' 10" x 8' 7" (3.30m x 2.62m) maximum measurements

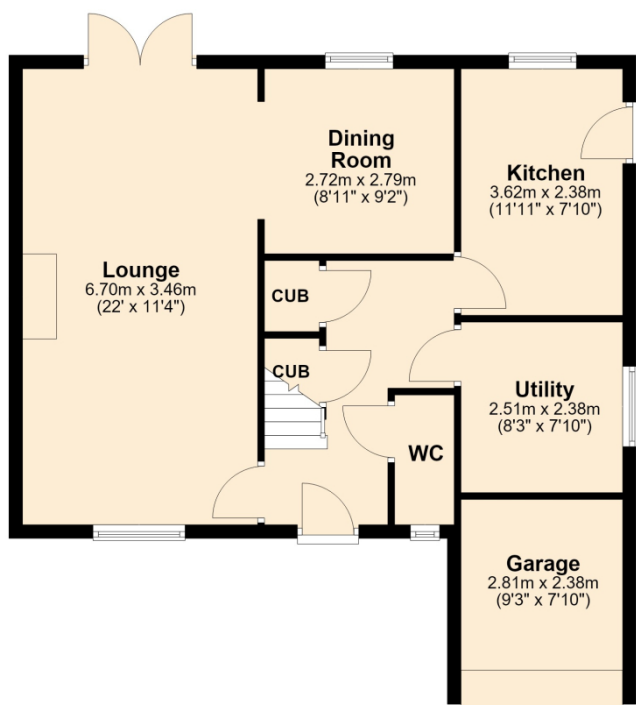
Bedroom Four 9' 0" x 8' 5" (2.74m x 2.57m) maximum measurements

Bathroom 5' 10" x 8' 10" (1.78m x 2.69m)

Garage 9' 3" x 7' 10" (2.82m x 2.39m)

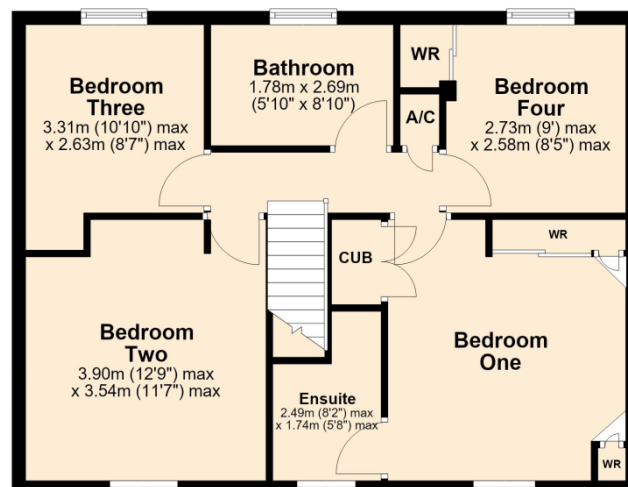
Ground Floor

Approx. 65.0 sq. metres (699.8 sq. feet)



First Floor

Approx. 59.2 sq. metres (637.3 sq. feet)



Total area: approx. 124.2 sq. metres (1337.1 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	72	
(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

Address: The Park, Northway, Tewkesbury, GL20

