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2017 - 2019

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GOLD WINNER

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IN GL17-20

**Tewkesbury**

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### 3 Tendergreen View, Tewkesbury, GL20 8EQ

From the moment you enter the hallway of this house you will gain the feeling of space demanded by today's discerning home buyer with attractive cherry wood effect Karndean flooring making an impressive impact. Off the hall is the triple aspect lounge with attractive bay window providing far reaching views across the front garden and fields to the sailing club and beyond. At the rear of the lounge, patio doors open out onto the patio area which is covered with an open glazed canopy creating a lovely outdoor 'room'.

Across the hall is the stunning kitchen/dining/family room which is fitted with a contemporary range of white wall and base units with integrated gas hob; electric oven, dishwasher, American style fridge freezer and wine fridge. A door off of the kitchen leads into the useful utility room with plumbing for washing machine, further base and wall units and stainless steel sink; there is also a door to the rear garden.

Completing the accommodation on the ground floor is a downstairs wc.

Upstairs there are four good sized bedrooms, the master benefitting from a bank of wardrobes and an ensuite shower room. The family bathroom is fitted with a contemporary white suite with shower over the bath.

Outside there is a detached double garage with ample parking for several vehicles.



The rear garden is private, attractively laid to lawn with planted borders, patio area under a gazebo and further patio area under a glazed canopy.

Gated side access leads through to the garage and parking and a further gate leads to the front garden which is laid to lawn with planted trees and offers delightful views.

Built in 2011 by quality builder Miller Homes, it is a one-off design on the development, being a Stevenson Special and has the benefit of a Worcester Bosch gas boiler with approximately 10 years remaining warranty.

Tewkesbury is a popular Abbey town with a wealth of shops, leisure, health, sports and education facilities including a hospital; theatre; comprehensive school and swimming pool all within easy walking distance.

Centrally situated between Cheltenham, Worcester, Gloucester and Evesham it is an excellent commuting base, with Birmingham and other major cities made easy with the motorway and rail networks readily accessible.

## Ground Floor

Lounge	22'5" x 11'3"
Kitchen/Dining Room	22'5" x 11'5"
Utility Room	6'2" x 5'9"
Downstairs wc	

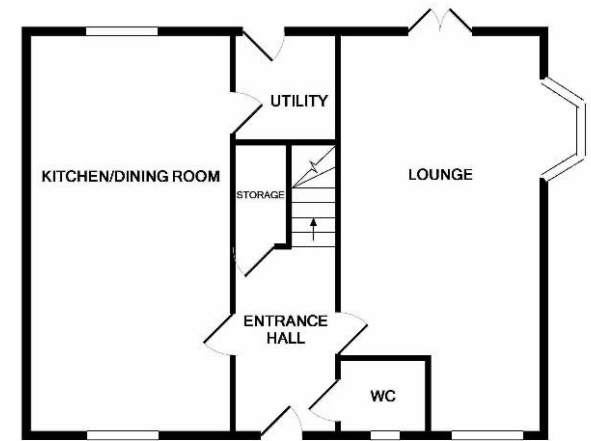
## First Floor

Master Bedroom	12'3" x 11'6"
Ensuite	
Bedroom 2	11'6" x 10'8"
Bedroom 3	11'4" x 8'2"
Bedroom 4	11'6" x 7'10"
Family Bathroom	7'3" x 8'8"

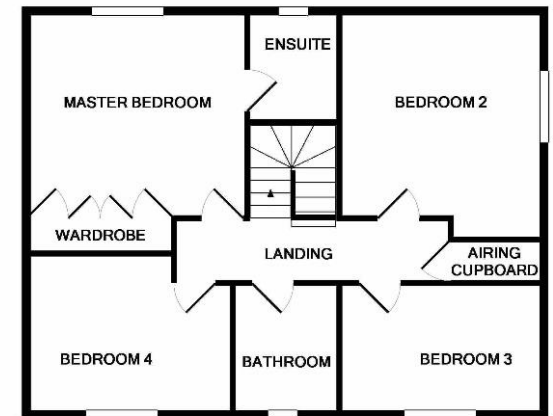
## Outside

Double detached garage

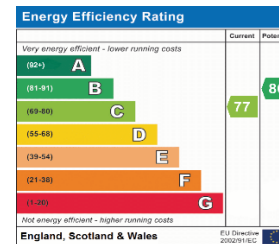
**Tewkesbury Borough Council Tax Band E**



GROUND FLOOR



This floorplan is provided for guidance only as an approximate layout of the property and should not be relied upon as a statement of fact.



**Guide Price £500,000 Freehold**

Viewing strictly by arrangement with Engall Castle Ltd

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