



Engall

Castle

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Walton Cardiff

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38 Honeysuckle Crescent, Walton Cardiff, Tewkesbury, GL20 7FQ

Built just over 1 year ago and benefitting from the remaining NHBC build warranty, this is a beautifully light and well presented executive style home.

One of the benefits of buying a new build home from a vendor is that it really is ready to move into, with all those jobs that you have to set about doing, already done!

The owners of this property also had an upgrade in their choice of kitchen which is fitted with a range of contemporary wall and base units with granite work tops over. There is an integrated fridge, freezer, double oven, electric hob, extractor, and dishwasher. Similar units are fitted in the utility room with space and plumbing for a washing machine and door out to the side drive and garage.

Presented as a kitchen/dining room with patio doors out to the garden and dual aspect windows the space is exactly what modern home buyer's desire.

Across the welcoming hallway is a dual aspect lounge. Completing the accommodation on the ground floor is a wc.



On the first floor the vendors have cleverly extended the master bedroom to create a luxurious suite with sitting area, fitted wardrobes and ensuite.

There are two further double bedrooms and a contemporary styled large bathroom comprising of a walk in shower cubicle, bath, pedestal wash basin and low level wc.

Outside the walled garden is delightful, being a corner plot it has a real feeling of privacy and is designed with low maintenance in mind with gazebo, patio areas and gated side access.

Located on the new phase of the popular Walton Cardiff development it enjoys excellent public transport links, local convenience stores, community centre and primary school all within easy walking distance.

Tewkesbury itself is within 1 mile and offers a wide range of excellent amenities.



Ground Floor

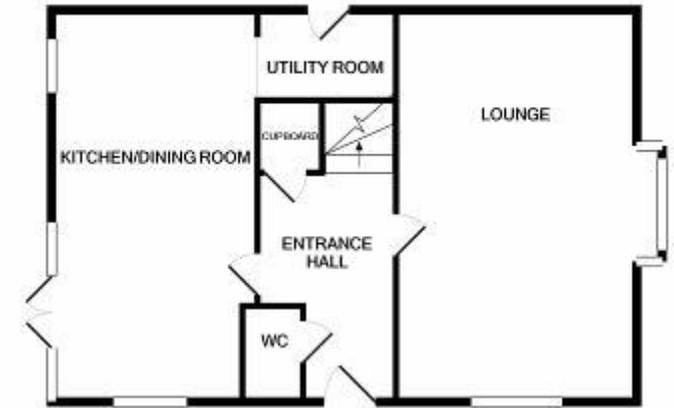
Lounge	20'3"x12'6"
Kitchen/dining room	20'3"x10'8"
Utility Room	
Downstairs wc	

First Floor

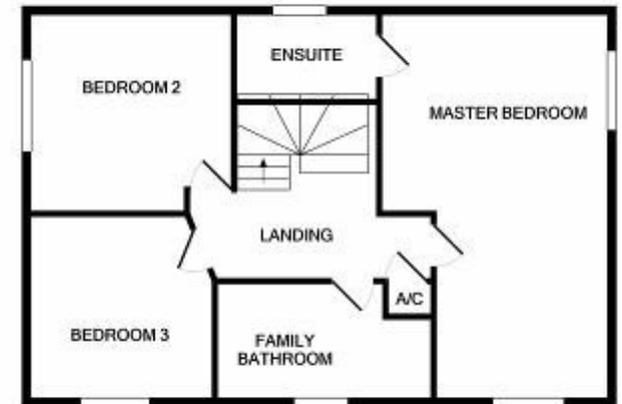
Master Bedroom	20'3"x11'8" (max)
Ensuite	
Bedroom 2	10'9"x10'5"
Bedroom 3	9'10"x9'9"
Family Bathroom	11'3"x6'3"

Outside

Single Garage	15'7"x8'11"
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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 £385,000

Viewing strictly by arrangement with Engall Castle Ltd

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