



**Walton Cardiff**

**01684 293246**



## 8 Honeysuckle Crescent, Walton Cardiff, Tewkesbury, GL20 7FQ

Built less than 6 years ago and still retaining the remaining NHBC warranty this modern semi-detached home is immaculately presented.

On the ground floor an entrance hall leads into the lounge. From here a door leads into the spacious and light kitchen/dining room which is fitted with a range of wall and base units with integrated double oven, electric hob and extractor over.

There are glazed patio doors out to the rear garden and an opening into a useful utility area with access to a downstairs wc.

On the first floor there are three bedrooms and family bathroom. The main bedroom has the advantage of fitted wardrobes and a modern ensuite shower room.

The family bathroom again is modern, fitted with a white suite comprising of a panel bath with shower over, pedestal wash basin and low level wc.



Outside the garden has been designed with low maintenance in mind with gated side access which leads to the drive at the side. At the side is the single garage with ample driveway parking in front.

Being a modern build, it has excellent energy efficient ratings with gas fired central heating, upvc double glazing and cavity wall insulation.

Located on the new phase of this popular residential area, it is within easy walking distance of local convenience stores and eateries and the town centre which is less than 1 mile away.

Tewkesbury is a popular Abbey town with a wealth of leisure, health, and education facilities including hospital, theatre, swimming pool and sports centre all within easy walking distance of Cotswold Gardens.

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

Entrance Hall  
 Lounge 14'3"X11'11"  
 Kitchen/Dining Room 12'2"x12'  
 Utility  
 Wc

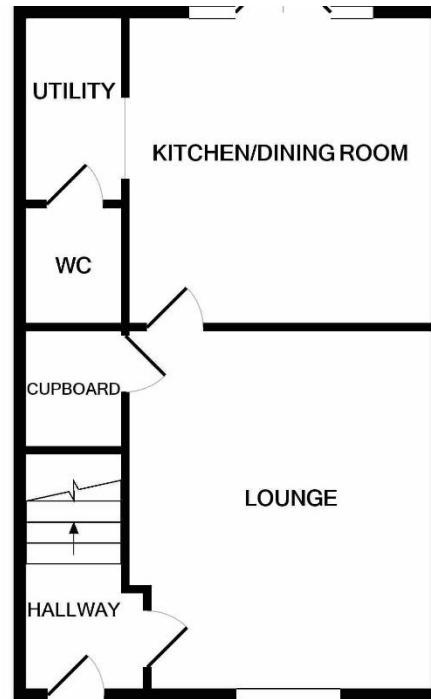
### First Floor

Bedroom 1 9'9"x9'5"  
 Ensuite 8'4"x3'11"  
 Bedroom 2 10'2"x8'10"  
 Bedroom 3 6'10"x6'6"  
 Bathroom 7'8"x5'6"

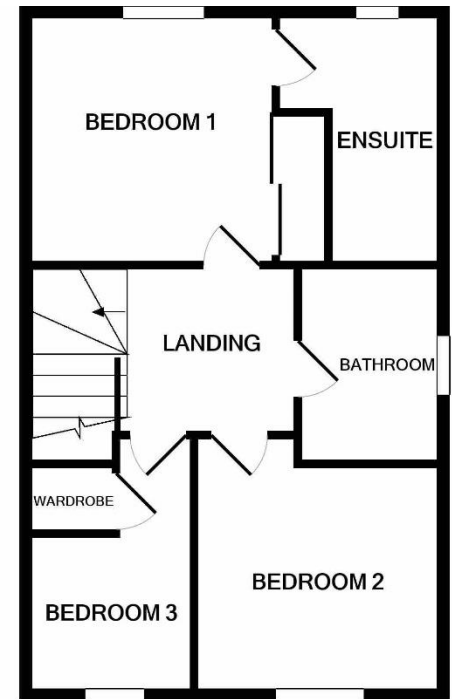
### Outside

Single Garage  
 Driveway Parking

**Tewkesbury Borough Council Tax Band C**



GROUND FLOOR



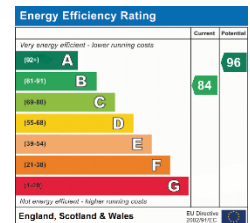
1ST FLOOR



**Guide Price £315,000 Freehold**

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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.

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