



Mitton

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35 Derwent Drive, Mitton, Tewkesbury, GL20 8BA

This is a beautifully presented home on the ever popular and established residential area of Mitton.

Traditionally built with solid internal walls, this home is beautifully light with spacious accommodation having been lovingly updated.

Briefly the accommodation comprises of a lounge with large picture window and the advantage of a log burning stove.

At the rear there is a modern kitchen/dining room with patio doors leading off from the dining area.

The kitchen is fitted with a range of wall and base units which include an integrated fridge/freezer. A door from the kitchen leads into a rear hallway which provides access to a utility room and separate ground floor wc.

On the first floor there are three generously proportioned bedrooms and family bathroom. The two doubles also benefit from fitted wardrobes.

The bathroom is fitted with a modern suite comprising of a panel bath with shower over, vanity unit with inset wash basin and low level wc.



The property has the benefit of gas central heating and upvc double glazed windows and doors.

Outside the rear garden is long and is laid predominantly to lawn. There are two garden sheds and patio areas.

At the front of the property the blocked paved driveway provides ample off road parking.

Located within an elevated area of the town within easy walking distance the town's centre and its wealth of shops, eateries, leisure facilities, The Roses Theatre, a newly built hospital and medical centre. In addition local schools, shops and convenience stores are within minutes of your front door.

Centrally situated between Cheltenham (10 miles), Worcester (18 miles), Gloucester (11 miles) M5 J9 (1.5 miles) Ashchurch Station (2 miles) it is an excellent commuting base.

Ground Floor

Lounge 13'5"x11'11"
 Kitchen/Dining room 17'10"x10'
 Utility room 7'3"x7'2"
 Wc 6'2"x4'1"

First Floor

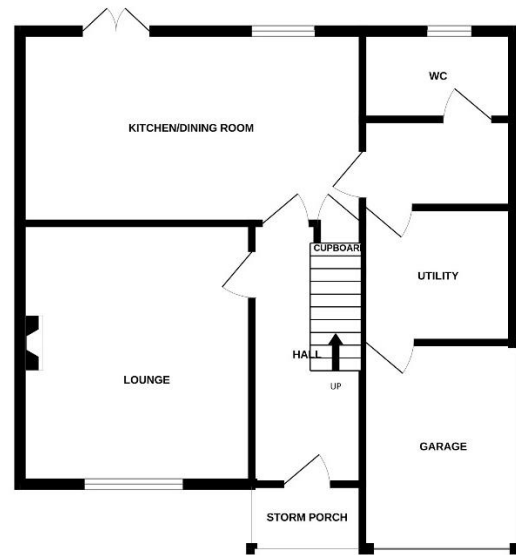
Bedroom 1 11'1"x8'6"
 Bedroom 2 12'7"x8'2"
 Bedroom 3 8'8"x7'11"
 Bathroom 7'6"x5'6"

Outside

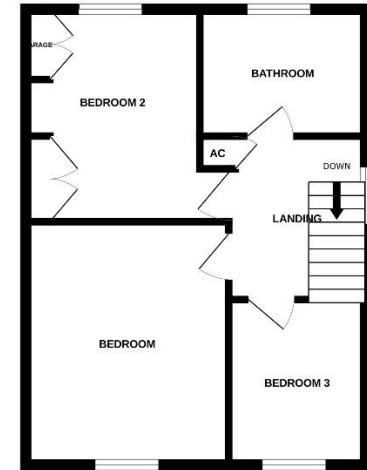
Garage store
 Garden Shed

Tewkesbury Borough Council Tax Band C

GROUND FLOOR



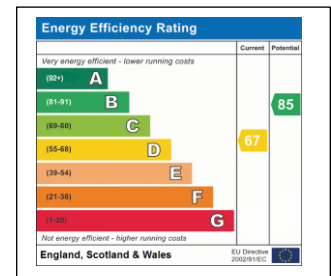
1ST FLOOR



Guide Price £325,000 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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