



Twynning

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16 Hillview Lane, Twyning, GL20 6JW

This is a lovely home having had the benefit of modern extensions and improvements over the years.

On the ground floor the hall opens into the lounge on the left which has an attractive fireplace with log burner. An archway leads through to a delightful snug/garden room with patio doors leading into the garden.

To the right of the hall is a large, dual aspect kitchen/dining/family room. The kitchen is fitted with a range of modern wall and base units with central island and patio doors out to the garden. There is an electric range style cooker with extractor over, an integrated fridge and space and plumbing for a dish washer.

Off the kitchen is a useful utility with plumbing and space for a washing machine and completing the accommodation on the ground floor is a wc.

On the first floor there are four bedrooms and family bathroom. The main bedroom is large and benefits from an ensuite bathroom fitted with a separate walk in shower cubicle, panel bath, vanity unit with inset basin and low level wc shower room and a range of fitted wardrobes.



The contemporary styled bathroom is fitted with a panel bath with shower over, pedestal wash basin and low level wc.

Throughout the house benefits from upvc double glazed windows and doors and oil fired central heating.

Outside the rear garden is beautifully designed to create a real feeling of privacy with patio and seating areas taking full advantage of its sunny aspect. To the side is a further patio area and garden shed. Gates provide access to both the front and side of the property. Being a corner plot it has the benefit of gardens on three sides with the front laid mainly to lawn.

At the back of the property is a single garage which has the benefit of power and light and parking.

Twyning is located just north of the Tudor Town of Tewkesbury within easy access of the M5 and M50 motorway network providing excellent commuter routes to the cities of Gloucester, Worcester and Hereford and further afield Birmingham is within reasonable commutable distance.

Ground Floor

Lounge 15'3" x 13'10"
 Snug/Garden Room 8'11" x 8'10"
 Kitchen/Dining Room 27'1" x 14'3"

Utility
 Downstairs wc

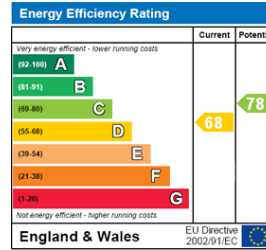
First Floor

Master Bedroom 17'6" max x 14'4" max
 (limited headroom)
 Ensuite 8'9" x 5'3"
 Bedroom 2 13'x9'11"
 Bedroom 3 9'11"x9'11"
 Bedroom 4 9'x8'4"
 Bathroom 8'3"x5'10"

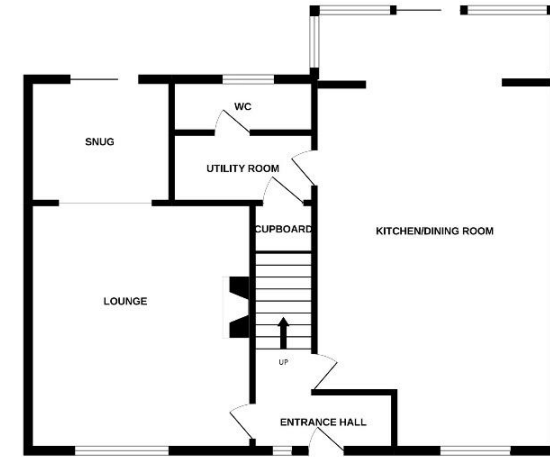
Outside

Single Garage

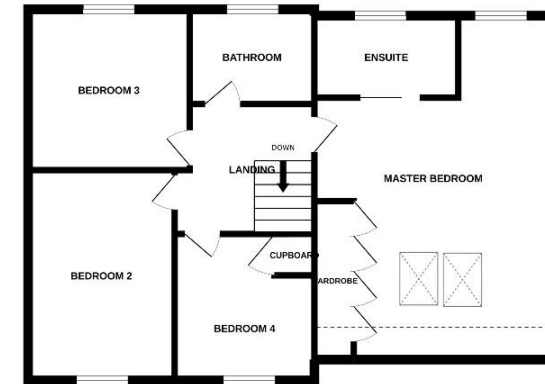
Tewkesbury Borough Council Tax Band D



GROUND FLOOR



1ST 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 £450,000

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