



Tewkesbury

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10 Thatcham Road, Walton Cardiff, Tewkesbury, GL20 7SL

Owned by the present owners since newly built, this ex Persimmon Home was one of their original executive style properties. Built within this small close with no through access, it enjoys a lovely south facing rear garden.

The entrance hall is welcoming with a downstairs wc with doors leading off to all ground floor rooms.

The stunning lounge is dual aspect and large, with patio doors to the rear an attractive gas fire within a fire surround.

Across the hall there is a separate dining room, and a further reception room ideal as a study or playroom.

The stunning kitchen has the advantage of bi-fold doors to the garden and of being large enough to take a dining table if required. It is fitted with a range of contemporary styled wall and base units with a 5 ring gas hob and double electric oven, with extractor over, fridge, freezer and dishwasher. Just off the kitchen is a useful utility room with plumbing and space for a washing machine and tumble drier, again benefitting from fitted wall and base units; and a door leading to the side of the property.

On the first floor there are 4 double bedrooms and contemporary family



bathroom with the master benefitting from a contemporary styled ensuite shower room.

Outside the south facing garden has both a patio and decked seating area, lawns and mature shrubs and planted borders. It has the benefit of gated side access to the drive and a personal door providing access into the garage.

The garage is double with two separate double doors, power and light, with ample driveway parking in front.

Thatcham Road is a sought after area of the popular Walton Cardiff residential development not least for its proximity to John Moore primary school, convenience shops and open countryside walks.

Tewkesbury itself has wealth of leisure, health, and education facilities including hospital, theatre, swimming pool and sports centre.

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 easily accessible.

Ground Floor

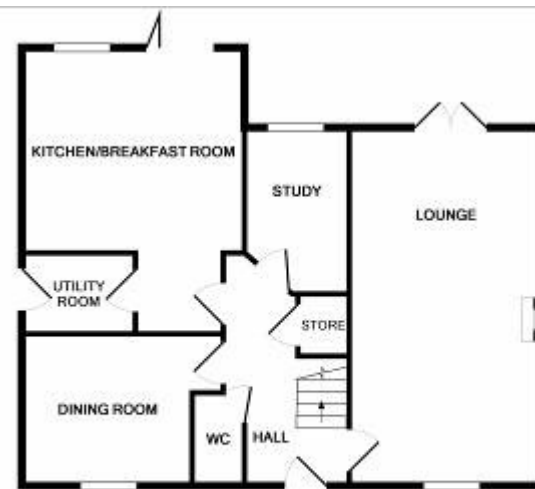
| | |
|------------------------|--------------------|
| Lounge | 21'4" x 12' |
| Dining Room | 10' x 9' |
| Study | 10'4" x 5'9" |
| Kitchen/Breakfast Room | 13' x 12'10" (min) |
| Utility | 6'10" x 5'2" |
| Downstairs wc | |

First Floor

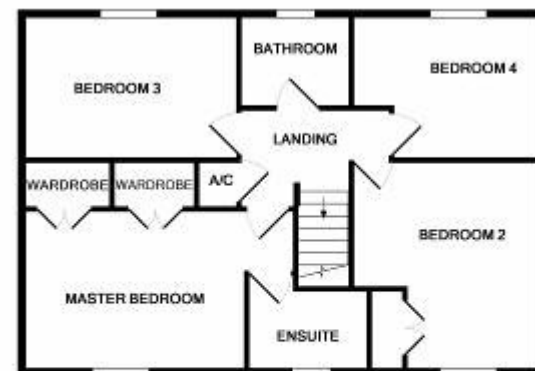
| | |
|----------------------|---------------|
| Master Bedroom Suite | 16'6" x 12'9" |
| Ensuite | 7'10" x 5'5" |
| Bedroom 2 | 12'2" x 9' |
| Bedroom 3 | 12'10" x 8'7" |
| Bedroom 4 | 11'3" x 8'11" |
| Family Bathroom | 7'2" x 5'6" |

Outside

Double Garage



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 £395,000

Viewing strictly by arrangement with Engall Castle Ltd

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