



**Walton Cardiff**

**01684 293246**





## 44 Bluebell Road, Walton Cardiff, Tewkesbury, GL20 7FE

This is an exceptionally well-proportioned executive style home with the advantage of a good sized garden and from the moment you enter the hallway with its cloaks, laundry and understairs storage cupboards you will appreciate the careful thought that has been given to the layout.

The lounge has patio doors leading out to garden – perfect to appreciate its sunny position. Adjacent is a contemporary styled large, dual aspect, open plan kitchen/dining/family room with central island housing an induction hob with extractor over and a range of base cupboards. The kitchen is fitted with a selection of contemporary wall and base units with an integrated dishwasher, double electric oven, fridge, freezer and extractor.

The property benefits from a further reception room which is ideal as a home office or play room.

Completing the accommodation on the ground floor is a guest wc.

On the first floor there are four double bedrooms with the master bedroom benefitting from fitted wardrobes and an ensuite shower room.

The family bathroom is fitted with a contemporary suite comprising of a walk-in shower cubicle, panel bath, pedestal sink unit and low level wc.



Outside the garden is surprisingly large being designed with low maintenance in mind. Gated side access leads to the front of the property.

The detached single garage benefits from power and light and has a block paved driveway in front providing ample off road parking.

Built in 2017 the property has the benefit of the remaining NHBC warranty, efficient zoned gas central heating system, upvc double glazing, wall and loft insulation.

Located within the popular area of Walton Cardiff it is within easy walking distance of the local convenience shops, bus routes, primary school, community centre and countryside walks.

Tewkesbury itself is a popular Tudor Abbey town with a 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	15'10"x11'10"
Kitchen Area	13'6"x13'6"
Dining/Family Room	16'1"x10'8"
Study	8'3"x7'6"
WC	

## First Floor

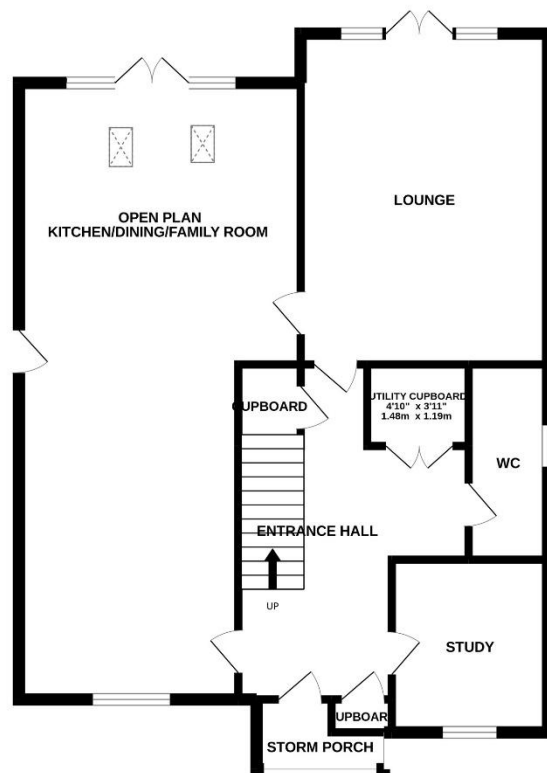
Master Bedroom	12'11"x11'10"
Ensuite	6'8"x5'7"
Bedroom 2	11'10"x9'7"
Bedroom 3	11'10"x8'8"
Bedroom 4	11'x8'8" max
Bathroom	8'5"x7'8"

## Outside

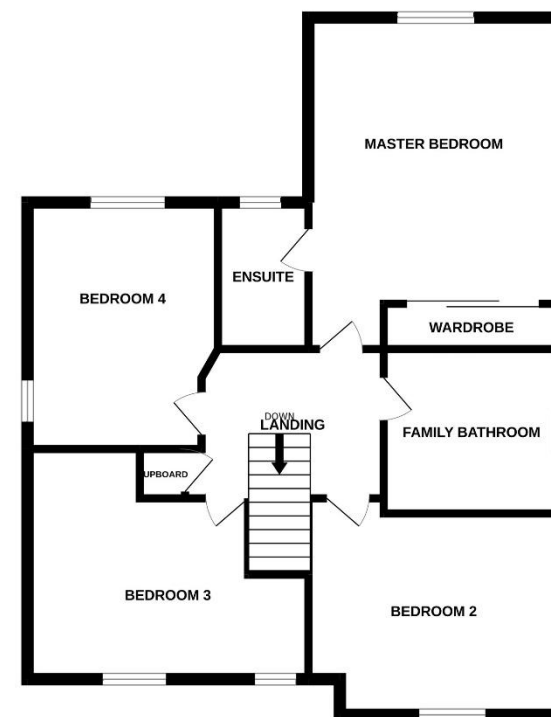
Garage

Tewkesbury Borough Council Tax Band E

GROUND FLOOR



1ST FLOOR



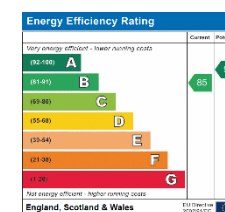
This floorplan is provided for guidance only as an approximate layout of the property and should not be relied upon as a statement of fact.



**Guide Price £495,000**

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