



**Walton Cardiff**

**01684 293246**





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

This is a particularly attractive detached double fronted home, and its corner position adds to the feeling of privacy and space you get from both inside and out.

At the front of the property "traditional estate" rail fencing and hedging enhance its corner position and the large storm porch at the front welcomes visitors.

On entering a spacious welcoming hallway leads to all ground floor rooms and has a large understairs storage cupboard.

To the right is an elegant lounge with large box bay window and attractive fireplace housing an electric fire. Adjacent to the lounge is a further reception room ideal as a home office or playroom.

Across the hall is a large contemporary styled dual aspect kitchen/dining room with patio doors leading out to the garden.

The kitchen is fitted with a range of modern wall and base units with a central island return housing the electric hob with extractor over. In addition there is an integrated dishwasher, fridge, freezer and double oven.

A door from the kitchen leads into a useful utility room with plumbing and space for a washing machine. From here a door leads out to the driveway at the side of the property. Completing the accommodation on the ground floor is a guest wc.

On the first floor there are four double bedrooms and large family bathroom.



The main bedroom has the benefit of a modern ensuite shower room. The bathroom is fitted with a separate walk-in shower, vanity unit with inset wash basin, panel bath with hand-held shower attachment; low level wc and heated towel rail.

On the landing there is the advantage of a large storage cupboard.

Outside the rear garden is delightful, having been landscaped to provide interest and several seating areas. There is a lawn, patio area and a clematis covered pergola leading to a further private patio area. The summer house has the advantage of power and light and is perfect as a further home office or studio.

The block paved driveway at the rear of the property provides ample off-road parking and leads to the oversized single garage which has power and light and plenty of extra space for a workbench, bikes and garden tools.

Located on the latest phase of Walton Cardiff which enjoys wider roads, offering plenty of parking for visitors and residents and positioned within easy walking distance of local amenities including schools, shops, eateries, leisure facilities, countryside walks and public transport links.

Tewkesbury itself has a wide range of excellent amenities and is 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	14'x11'4"
Reception Room 2	11'4"x5'10"
Kitchen/Dining room	20'9"x10'7"
Utility Room	7'x4'10"
Downstairs wc	



Summer House



Home Office/playroom



Utility room



Entrance Hall



Garage and parking

GROUND FLOOR

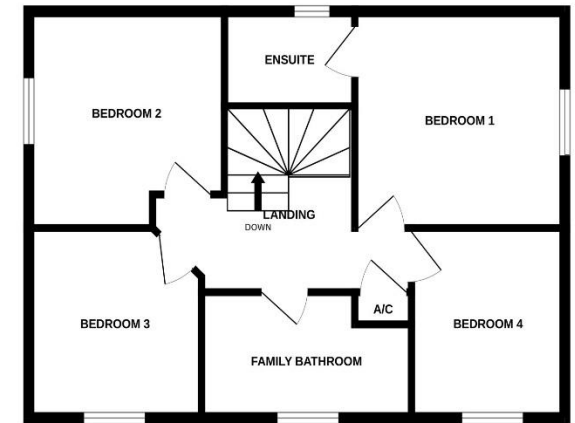
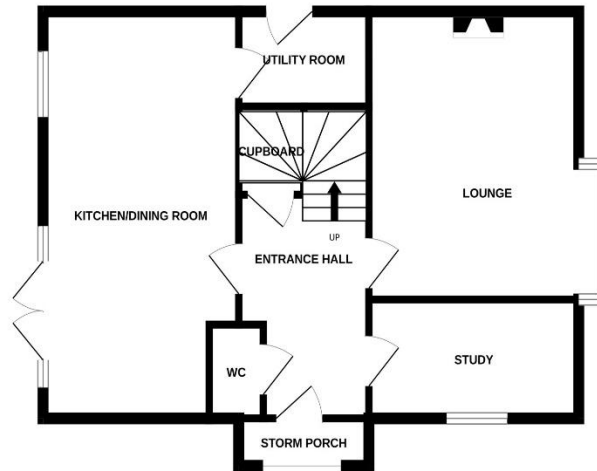
1ST FLOOR

## First Floor

Bedroom	11'8"x10'5"
Ensuite	7'x4'7"
Bedroom 2	10'10"x10'5"
Bedroom 3	9'6"x8'4"
Bedroom 4	9'9"x9'7"
Bathroom	11'4"x6'2"

## Outside

Single Garage	19'6"x10'4"
Summerhouse	9'8"x7'9"
Parking for several cars	

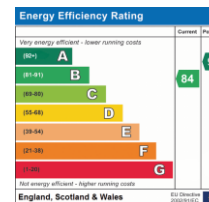


Tewkesbury Borough Council Tax Band E

**Guide Price £450,000**

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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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