



Stonehills

01684 293246



48 Courtney Close, Stonehills, Tewkesbury, GL20 5FB

Built by Bovis homes in the late 90s, this detached home is available for sale with no onward related sales chain.

Benefiting from gas central heating, double glazing and the addition of a conservatory, it offers good sized open plan accommodation on the ground floor and four bedrooms on the first.

On entering the property a hallway provides access to the lounge to the left and a useful guest wc. The lounge has an attractive fireplace with inset gas fire, and there is an archway leading through to the dining room. A door from the dining room leads into the kitchen.

The kitchen is fitted with a range of wall and base units with an integrated gas hob and electric double oven. There is space for a fridge/freezer and space and plumbing for a washing machine. A door from the kitchen leads into the conservatory which can also be accessed from the dining room via patio doors.

The wood framed, double glazed conservatory is large and provides the perfect place to enjoy the garden all year round.

Stairs off the lounge lead up to the first floor where there are 4 bedrooms and the main bathroom. Bedroom 1 has the advantage of an ensuite shower room and a



range of mirror fronted wardrobes. Whilst bedrooms 2 and 3 also benefit from fitted wardrobes.

The main bathroom comprises of a panel bath, wash basin and low level wc.

Outside the south facing rear garden is designed with low maintenance in mind. There is a mature hedgerow on one boundary, a garden shed and two patio areas from which to enjoy the sun and the shade!

At the front of the property there is ample driveway parking for 3 cars to park side by side and access to the garage which has the benefit of power and light.

Stonehills is a small residential area located on the edge of the town centre within easy walking distance of a local dining pub; convenience shops; nature reserve and excellent public transport links.

Tewkesbury itself has a wide range of excellent eateries, supermarkets, leisure & sports centres and shops.

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	16'6"X10'5"
Dining Room	10'4"x10'5"
Kitchen	11'x8'8"
Conservatory	16'1"x9'2"
Guest wc	

First Floor

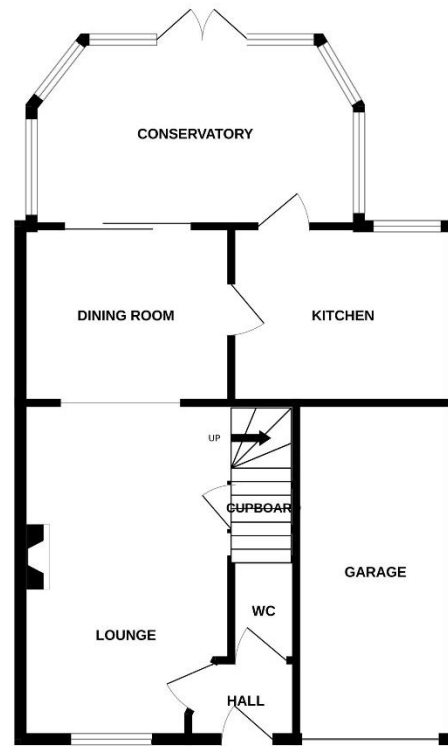
Bedroom 1	12'8"x8'10"
Ensuite	5'9"x5'5"
Bedroom 2	10'5"x9'2"
Bedroom 3	8'11"x8'8"
Bedroom 4	8'2"x7'
Bathroom	8'4"x5'

Outside

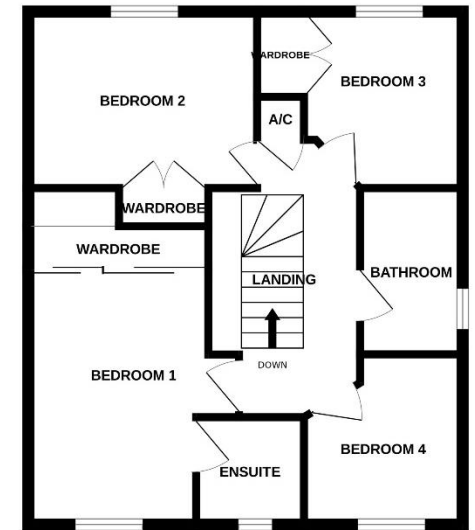
Garage
Garden Shed
Ample driveway parking

Tewkesbury Borough Council Tax Band D

GROUND FLOOR



1ST FLOOR



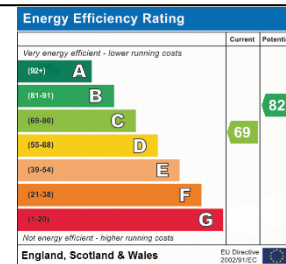
This floorplan is provided for guidance only as an approximate layout of the property and should not be relied upon as a statement of fact.



Guide Price £365,000 Freehold

Viewing strictly by arrangement with Engall Castle Ltd
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