



BRITISH
PROPERTY
AWARDS

2017 - 2019
★★★★★

GOLD WINNER

ESTATE AGENT
IN GL17-20

Northway

01684 293246

**Engall
Castle**
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4 Pear Orchard, Northway, Tewkesbury, GL20 8RG

With only one owner since it was built in 1975, this immaculately presented home has been lovingly cared for, maintained, improved and extended to present the versatile and spacious accommodation modern home buyers desire.

Originally a bungalow it is now presented as a house with the option if required to have a bedroom on the ground floor. On the ground floor a hallway opens on the right into a lounge which has bi fold doors which open into the dining room creating great space. From the dining room patio doors lead into the conservatory with its delightfully private outlook over the garden.

To the left of the hallway there is a stunning contemporary styled kitchen which is fitted with a range of wall and base units which include a double fronted pantry – once seen everyone will want one! The kitchen benefits from an integrated electric hob, extractor, double oven and dishwasher, with space and plumbing for an American style fridge freezer.

At the rear of the property there is a further reception room, ideal as a home office or ground floor bedroom if required, and a bathroom. The bathroom is fitted with a panel bath with shower over, pedestal wash basin and low level wc.



On the first floor there are three bedrooms and a shower room. The shower room has a quadrant shower cubicle, modern vanity unit with contemporary wash basin and low level wc.

The property has the advantage of gas fired central heating and double glazed windows.

Outside the rear garden is delightful with lawn, patio areas, planted borders, pergola and garden shed/summerhouse which has the benefit of power and light. The garden has a real open and private feel and being south facing benefits from its sunny aspect.

The front of the property is block paved and leads to a carport at the side of the house providing additional covered parking.

Northway is a popular residential area on the outskirts of Tewkesbury benefiting from primary school and small range of shops within easy walking distance plus its proximity to Tewkesbury ensures it is an ideal commuter base within easy reach of the motorway and rail networks.

The Tudor town of Tewkesbury has a wealth of shops, leisure, education and health facilities including swimming pool, theatre, hospital and comprehensive school.

Ground Floor

Lounge	19'1"x11'3"
Dining room	12'2"x11'4"
Study	8'1"x7'8"
Kitchen	17'7"x7'3"
Bathroom	7'3"x5'6"
Conservatory	12'9"x7'3"

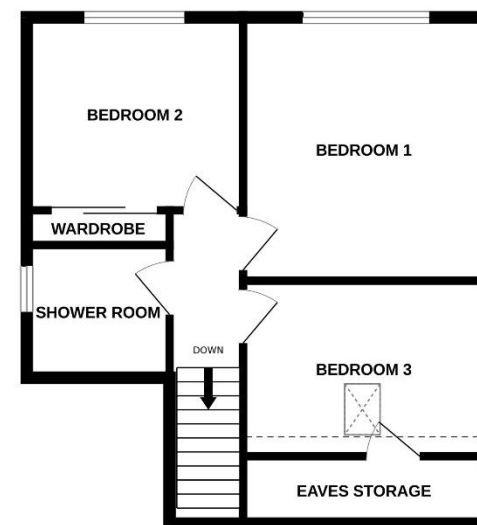
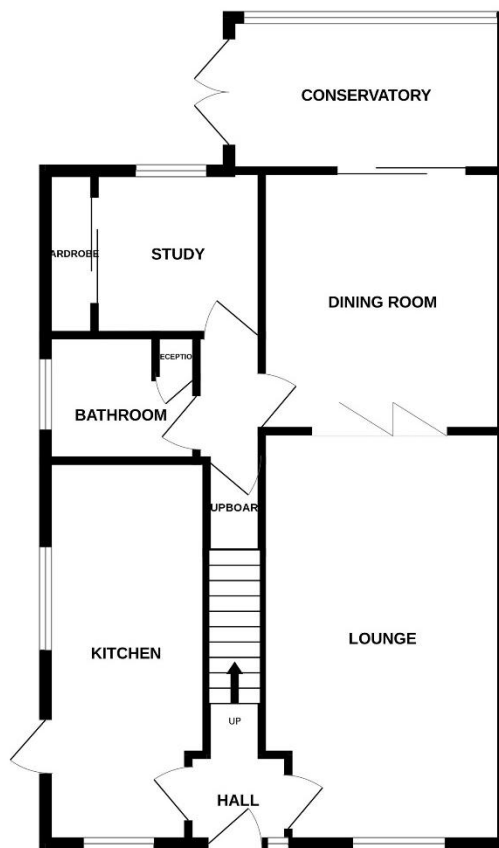
First Floor

Bedroom 1	12'4"x11'1"
Bedroom 2	9'11"x9'
Bedroom 3	11'2"x8'3"
Shower room	7'1"x6'1"

Outside

Carport and driveway parking
Garden Shed

Tewkesbury Borough Council Tax Band C



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential

EPC Commissioned

Not energy efficient - higher running costs	G	
England, Scotland & Wales		

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 £325,000 Freehold

Viewing strictly by arrangement with Engall Castle Ltd

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