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PROPERTY
AWARDS

2017 - 2019
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GOLD WINNER

ESTATE AGENT
IN GL17-20

Rosefields

01684 293246

**Engall
Castle
.com**

8 Avoncrest Drive, Rosefields, Tewkesbury, GL20 5FY

This is an immaculately presented home, having been meticulously maintained and loved.

From the moment you enter this home you will gain the feeling of light and space creating the modern environment so loved by today's discerning home buyers.

To the right there is a large dual aspect lounge with attractive bay window to the front and patio doors which lead out to the rear garden. There is an attractive electric fire and surround and double doors open into the dining/kitchen/family room.

The kitchen is fitted with a range of modern wall and base units with integrated double electric ovens, gas hob and a dishwasher. The dining/family area has patio doors out to the garden. There is a further door off the kitchen which leads back into the hallway and provides access to the utility room. The utility is fitted with a sink unit and provides space and plumbing for a washing machine, and gives access to the side of the house.

There is a home office much in demand by many buyers, which could work equally well as a playroom.

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

Stairs lead to the first floor and again the landing is light with a great feeling of space.



There are four good sized bedrooms all benefitting from fitted wardrobes. In addition both bedroom 1 and bedroom 2 have ensembles – bedroom 1 has a bath and separate shower, wc and sink unit; bedroom 2 has a shower cubicle, wash basin and wc.

The main bathroom is fitted with a modern white suite comprising of a panel bath, pedestal sink unit and low level wc.

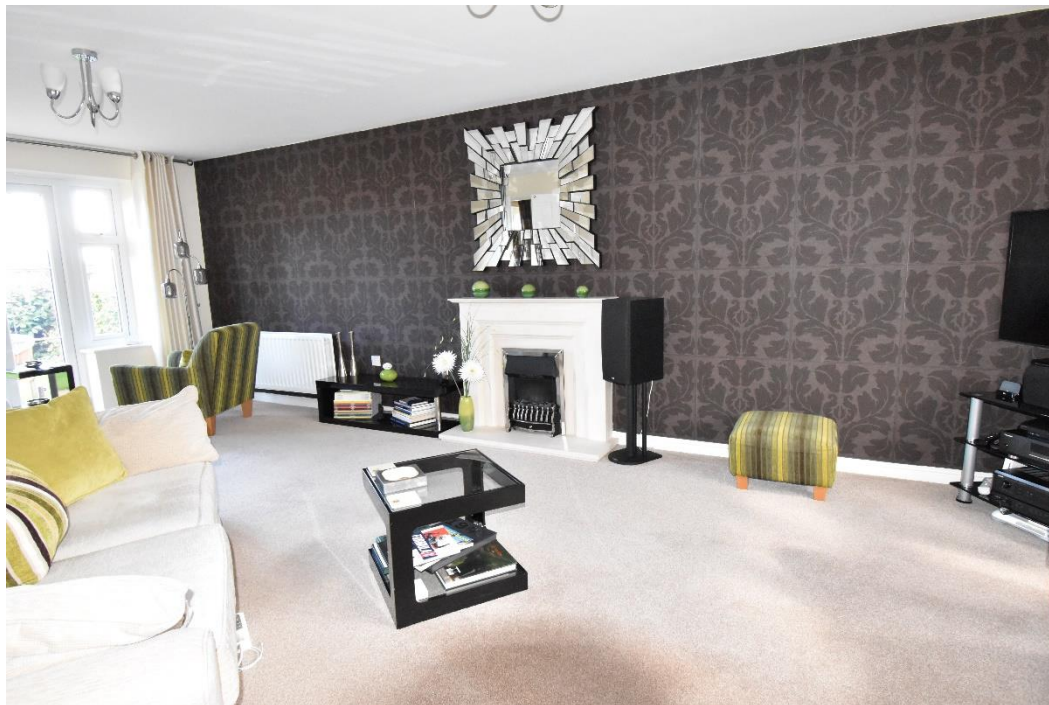
Outside the walled rear garden is lovely with gated side access to the front. It is laid predominantly to lawn with planted borders, garden shed and patio area.

At the front there is driveway parking for two cars side by side in front of the double garage which has the benefit of power. The property is located within a private cul du sac.

The property has the benefit of gas fired central heating and upvc double glazed windows and doors.

Tewkesbury is a popular Abbey town with a wealth of excellent amenities all within easy walking distance of Avoncrest.

Centrally located between Cheltenham, Worcester, Gloucester and Evesham, it is an excellent commuter base, with easy access to the motorway and rail networks.



Ground Floor

Entrance Hall	
Lounge	15'3"x13'8"
Kitchen/dining room	18'5"x17'10"
Family Room	15'5"x12'1"
Utility	6'x5'9"

First Floor

Bedroom 1	12'7"x10'8"
Ensuite	
Bedroom 2	12'x10'8"
Ensuite	
Bedroom 3	12'7"x9'3"
Bedroom 4	12'8"x7'1"
Bathroom	6'x5'9"

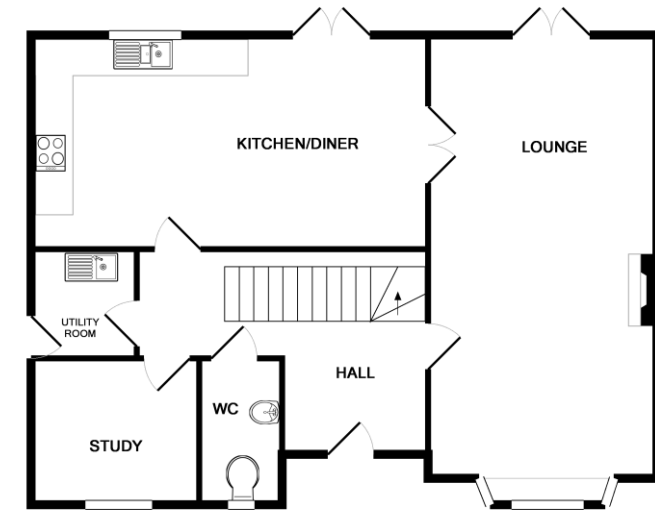
Outside

Double Garage	18'2"x18'1"
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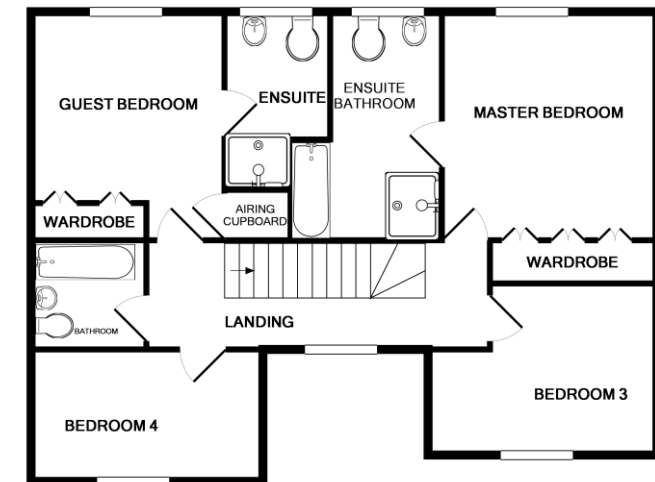
Communal areas and green spaces maintained by First Port Annual Charge £112.00

Tewkesbury Borough Council Tax Band E

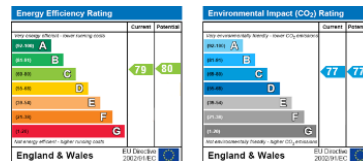
This floorplan is provided for guidance only as an approximate layout of the property and should not be relied upon as a statement of fact.



GROUND FLOOR



1ST FLOOR



Guide Price £550,000

Viewing strictly by arrangement with Engall Castle Ltd

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