



Walton Cardiff

01684 293246

6 Hawkmoth Close, Walton Cardiff, Tewkesbury, GL20 7SG

An impeccably presented detached home both inside and out, and when you enter you will feel like you have stepped into the covers of a magazine.

Tasteful contemporary design combines with a natural flow created by generously proportioned and light accommodation.

The welcoming hallway has a dual aspect lounge to the right, with patio doors leading out to the rear garden. To the left of the hallway is a beautiful, contemporary styled kitchen/dining room with bifold doors opening out to the garden creating great entertaining space.

The kitchen is fitted with a range of floor to ceiling wall and base units with two integrated electric double ovens and a dishwasher. The central island houses an integrated induction hob with extractor, base units and drawers and provides the perfect spot to chat to chef! The island also has a wireless charging point and pop up electric and USB points.

Completing the accommodation on the ground floor is a home office and a guest wc.

On the first floor there are four bedrooms and main bathroom. The main bedroom has fitted wardrobes and a modern ensuite shower room. The main bathroom is fitted to the same high standard with a p shaped bath with shower over, pedestal wash basin and low level wc.



The property has the advantage of a detached double garage at the rear of the property which benefits from power and light and a personal door into the garden.

The rear garden has been attractively designed to take advantage of its sunny and private aspect, and reflecting the modern interior of the property. It is laid to lawn with a large decked patio area and the advantage of gated side access.

Walton Cardiff is a sought after residential area of Tewkesbury with its own range of convenience stores, popular primary school, community centre and regular bus links; cycle paths and walk ways, into the centre of town.

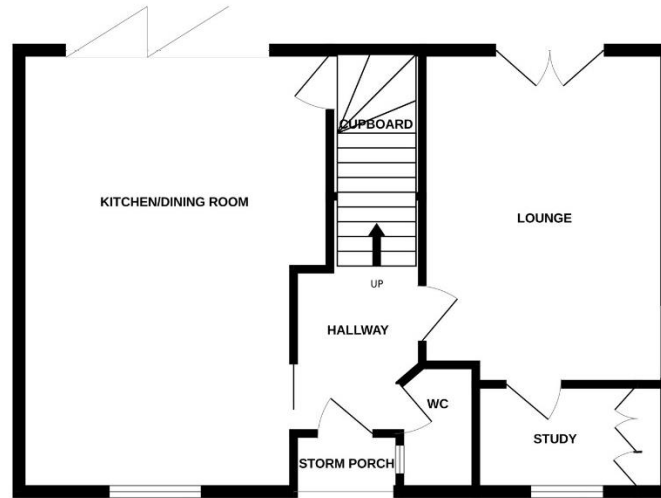
Tewkesbury itself is a popular Tudor Abbey town with a wealth of leisure, health, and education facilities including hospital, theatre, swimming pool and sports centre.

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 readily accessible.



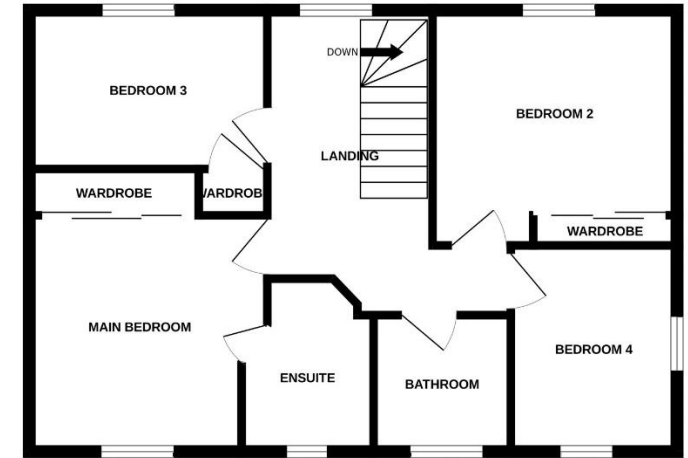
Ground Floor

Entrance Hall
 Lounge 14'11" x 11'
 Kitchen/Dining room 20'1" x 12'10"
 Home Office 8'9" (max) x 4
 Guest wc



First Floor

Bedroom 1 10'10" x 10'7"
 Ensuite 7'10" x 5'4"
 Bedroom 2 11'4" x 8'8"
 Bedroom 3 10'10" x 7'3"
 Bedroom 4 9'3" x 7'7"
 Bathroom 6'3" x 6'2"

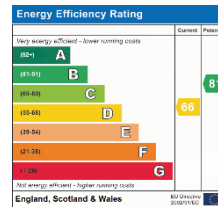


Outside

Detached Double Garage

Worcester Bosch 1 Year old Gas Boiler serving central heating
 UPVC Double glazed windows and doors fitted 2020
 Fast Fibre Broad Band

Tewkesbury Borough Council Tax Band C



Guide Price £470,000 Freehold

Viewing strictly by arrangement with Engall Castle Ltd
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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.

