



BRITISH
PROPERTY
AWARDS
2017 - 2019
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GOLD WINNER

ESTATE AGENT
IN GL17-20

Mitton

01684 293246

**Engall
Castle
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4 Stanton Road, Mitton, Tewkesbury, GL20 8AF

This is a beautifully presented and extended semi-detached home in this popular residential area which benefits from contemporary, flowing open living space accommodation that discerning home owners demand with the added advantage of a lounge.

The accommodation comprises of a good-sized lounge with attractive log burner and large picture window to the front making the room light and bright.

At the rear of the property is a contemporary styled kitchen/dining/family room with roof lights, large picture window and patio doors opening out to the garden, creating a beautifully light and spacious room.

The kitchen area is fitted with a range of modern wall and base units with an integrated gas hob, extractor, electric oven, combination oven, fridge, freezer and dishwasher.

Completing the accommodation on the ground floor is a useful utility cupboard housing the washing machine; and a guest wc.

On the first floor there are 3 bedrooms and bathroom. The main bedroom has a range of mirror fronted wardrobes.



The contemporary styled bathroom is a good size and consists of a separate shower cubicle, panel bath, vanity unit with inset wash basin and low level wc.

Outside the attractive south facing rear garden is laid to lawn with a large decked patio area, raised planted beds and garden shed benefitting from power and light.

The house benefits from gas fired combination boiler central heating and upvc double glazing.

Mitton is a sought after area of the town being within walking distance of the town centre and its wealth of facilities; and benefitting within the immediate vicinity of convenience shops, primary school, local regular bus service; with cycle path and walkways to the local comprehensive school.

Tewkesbury itself is 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

Lounge 17'x12'4"
 Kitchen/Dining/Family Room 21'10"Max x20' Max
 Downstairs wc

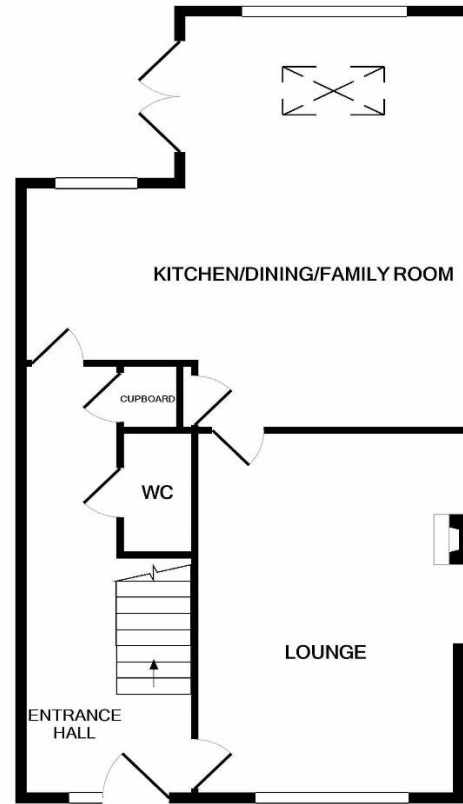
First Floor

Bedroom 1 11'11"x10'6"
 Bedroom 2 11'5"x6'9"
 Bedroom 3 8'3"x7'1"
 Bathroom 8'4"x6'7"
 Study Area

Outside

Garden Shed with power and light

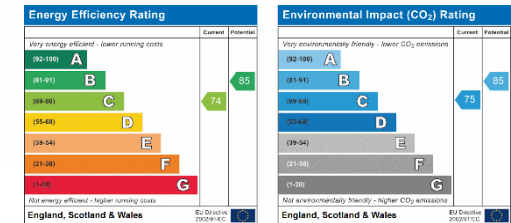
Tewkesbury Borough Council Tax Band D



GROUND FLOOR



1ST FLOOR



Guide Price £338,000 Freehold

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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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