BRITISH PROPERTY AWARDS 2017 - 2019 GOLD WINNER ESTATE AGENT IN GL17-20

# Twyning

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# Haughmond, Goodiers Lane, Twyning, GL20 6DJ

This link detached double fronted chalet bungalow offers beautifully light and flexible accommodation.

On the ground floor the accommodation is laid out as a traditional bungalow, with a welcoming hallway providing access to the lounge on the left with its large picture window and attractive fireplace.

A door from the lounge leads through to a further reception room currently used as a dining room.

The kitchen at the front has the benefit of breakfast bar and is fitted with a modern range of wall and base units with space and plumbing for a washing machine and dishwasher.  A door from the kitchen leads into the garage at the side.

There are two bedrooms on this floor, with one bedroom currently utilized as a study and benefitting from a glazed door leading out to a conservatory.

Completing the accommodation on the ground floor is the bathroom which is fitted with a panel bath with shower over, pedestal wash basin and low level wc.

On the first floor there is a large main bedroom suite with the benefit of an ensuite shower room; fitted wardrobes and access to attic storage space.

Outside there is a garage attached to the side of the property which has the benefit of a door leading into the house and archway at the rear leading into the garden loggia which opens out to the garden.

The rear garden is private with mature planted flower beds, lawns, patio and garden shed.

At the front the garden is large and again private, with mature hedging, planted flower beds, lawn and driveway providing access to the garage and parking.

The property has the benefit of upvc double glazed windows and energy efficient Fischer Future Heat electric heaters.

Haughmond is located just off the village green within easy walking distance of the excellent local amenities which include a village shop and post office, two public houses, a primary school, community centre, sports facilities including flood lit tennis courts.

Twyning is located just north of the Tudor Town of Tewkesbury within easy access of the M5 and M50 motorway network providing excellent commuter routes to the cities of Gloucester, Worcester and Hereford and further afield Birmingham is within reasonable commutable distance.

## Ground Floor

| | |
|---|---|
| Lounge | 17'3"x13'10" |
| Dining Room | 12'11"x9'0" |
| Kitchen/breakfast room | 12'2"x9'9" |
| Bedroom 2 | 14'9"x9'9" |
| Bedroom 3/Study | 9'6"x7'1" |
| Bathroom | 9'6"x5'3" |

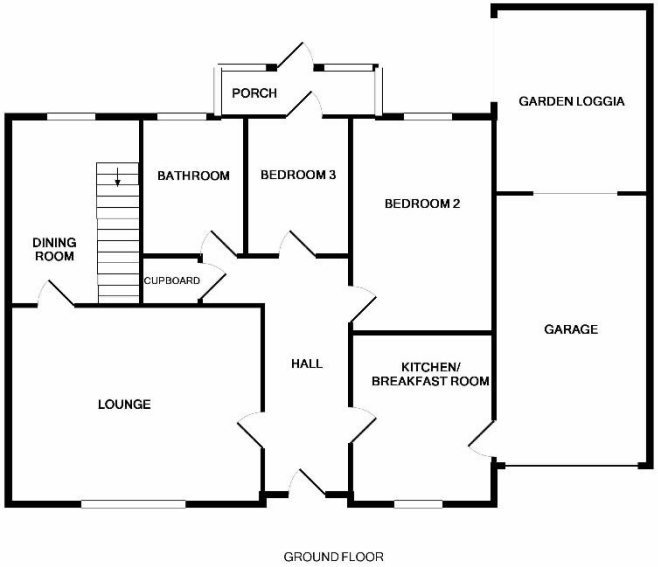
## First Floor

| | |
|---|---|
| Main bedroom suite<br>Ensuite | 12'9"x11'9" |
| Attic storage | |

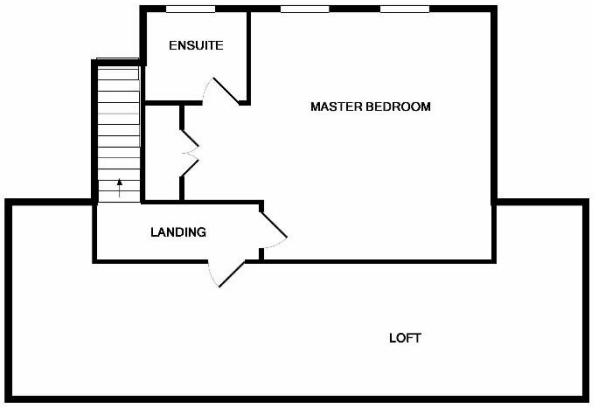
## Outside

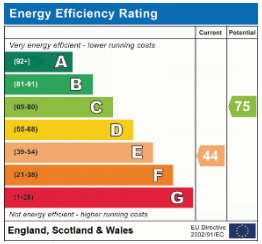
Garage

**Tewkesbury Borough Council Tax Band D**




GROUND 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.

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# Guide Price £400,000 Freehold

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