



**Stonehills**

**01684 293246**



# 1 Dukes Way, Stonehills, Tewkesbury, GL20 5FG

Impeccably presented throughout, this is a contemporary styled modern detached home within the ever popular area of Stonehills.

On the ground floor the accommodation consists of a welcoming entrance hall, lounge with an attractive electric fireplace and an archway leading through to the dining room. Patio doors from the dining room lead into the conservatory, the perfect place to enjoy the garden.

The contemporary styled kitchen is fitted with a range of wall and base units with an integrated induction hob, double electric oven and dishwasher. A door leads though to the dining room and another to the garage on the side.

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

On the first floor there are three double bedrooms with the main bedroom having the benefit of an ensuite shower room and fitted wardrobes.

There is a further modern shower room which is fitted with a walk-in shower, vanity unit with inset wash basin and low level wc.



Outside the rear south westerly facing garden has been designed with low maintenance in mind with patio areas and attractive mature planted borders. There is gated side access to the front where there is ample driveway parking and access to the single garage.

The garage has an electrically operated garage door and there is an EV car charging point. The garage also benefits from power, light and plumbing. There is a personal door into the garden at the rear and into the kitchen at the side.

The property has the benefit of upvc double glazed windows and doors and a relatively new Worcester Bosch gas central heating boiler with a warranty valid until 2031.

Located within this popular small development it benefits from being within walking distance of open countryside and the centre of Tewkesbury and its wealth of leisure, health, and education facilities including hospital, theatre, swimming pool and sports centres.

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 14'8"x10'4"  
 Dining Room 10'4"x8'8"  
 Kitchen 13'9"x8'11"  
 Conservatory 11'9"x9'11"  
 WC

### First Floor

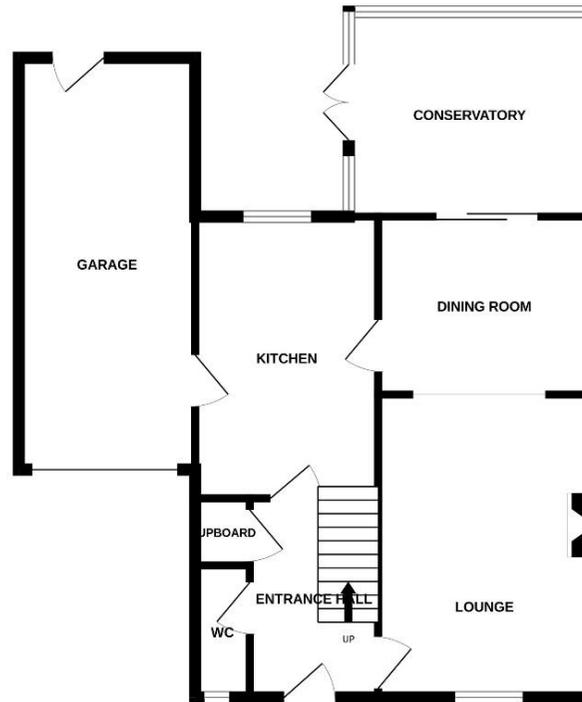
Main Bedroom 12'5"x10'7"  
 Ensuite 7'x5'9"  
 Bedroom 2 10'7"x8'11"  
 Bedroom 3 8'11"x8'1"  
 Shower room 8'11"x5'6"

### Outside

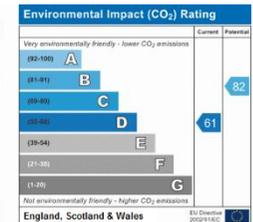
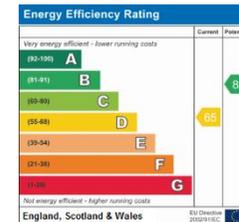
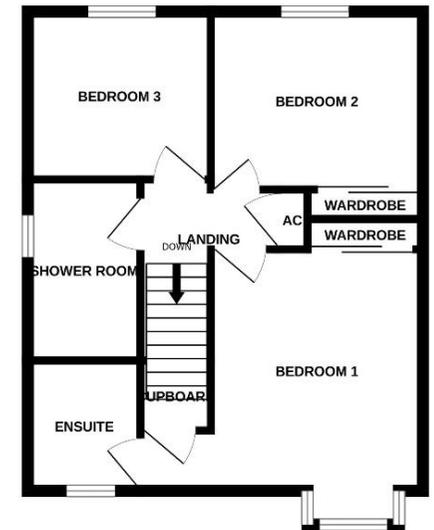
Garage

**Tewkesbury Borough Council Tax Band D**

GROUND FLOOR



1ST FLOOR



**Guide Price £395,000**

Viewing strictly by arrangement with Engall Castle Ltd  
 155 High Street Tewkesbury Gloucestershire GL20 5JP  
 Office hours: Mon – Fri 9am to 6pm, Sat 9am to 4pm  
 email: [sales@engallcastle.com](mailto:sales@engallcastle.com)

**01684 293 246**  
[www.engallcastle.com](http://www.engallcastle.com)



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.

### Agents Note

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services equipment, fittings or central heating systems have not been tested and no warranty is given or implied by Engall Castle Ltd that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures and fittings or other items are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only and should not be relied upon for the purposes of fitting carpets or furniture etc. These property details and all statements within this document are provided without responsibility on behalf of Engall Castle Ltd or its employees or representatives and should not be relied on as statements of fact. Prospective purchasers must satisfy themselves as to the accuracy of all details pertaining to the property.

