



BRITISH  
PROPERTY  
AWARDS

2017 - 2019  
★★★★★

GOLD WINNER

ESTATE AGENT  
IN GL17-20

**Stonehills**

**01684 293246**

**Engall  
Castle**

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## 4 Malmsey Close, Stonehills, Tewkesbury, GL20 5FH

Great location for this beautifully presented light home. Detached and linked by its garage to the side, it is located within a cul du sac within the popular Stonehills small development.

A welcoming hallway greets visitors and leads through to the attractive lounge with an ornamental fire surround with inset electric fire. Bifold doors lead through to the dining room which benefits from patio doors leading out to the conservatory.

An archway from the dining area leads into the kitchen which is fitted with a range of modern wall and base units with an integrated halogen hob, electric oven and extractor over.

The conservatory has the benefit of a solid roof, to enable its use all year round making the most of the attractive garden.

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

On the first floor there are three bedrooms and a modern shower room. The main bedroom benefits from fitted wardrobes.



The shower room is fitted with a white suite comprising of a walk in shower; vanity unit with inset wash basin and low level back to wall wc.

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

Outside the rear garden is delightful, being low maintenance with planted beds and borders; patio area and access into the garage from the garden.

The garage which is attached to the side of the property has an electrically operated garage door and links with the neighbouring property has the benefit of power and light and is long providing ample space for a workbench.

At the front of the property there is driveway parking and vehicle access into the garage and an attractively planted low maintenance front garden.

Stonehills is a small popular development on the outskirts of Tewkesbury benefitting from regular bus links; walking distance of local convenience shops; pub & eaterie and indeed to the town centre.

Tewkesbury is an excellent commuter base with the motorway and rail networks close by. It enjoys a wide range of sport, culture, education and health facilities and is a popular tourist centre.

**Ground Floor**

Lounge 12'4"x11'11"  
 Dining area 11'7"x9'6"  
 Kitchen 11'7"x5'8"  
 WC

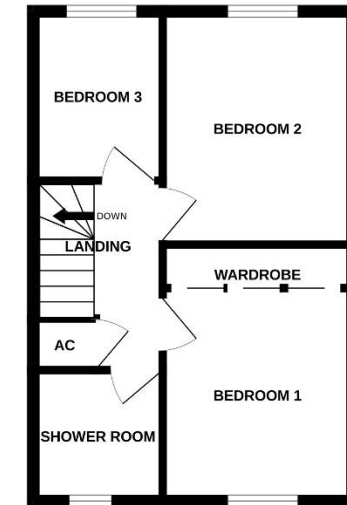
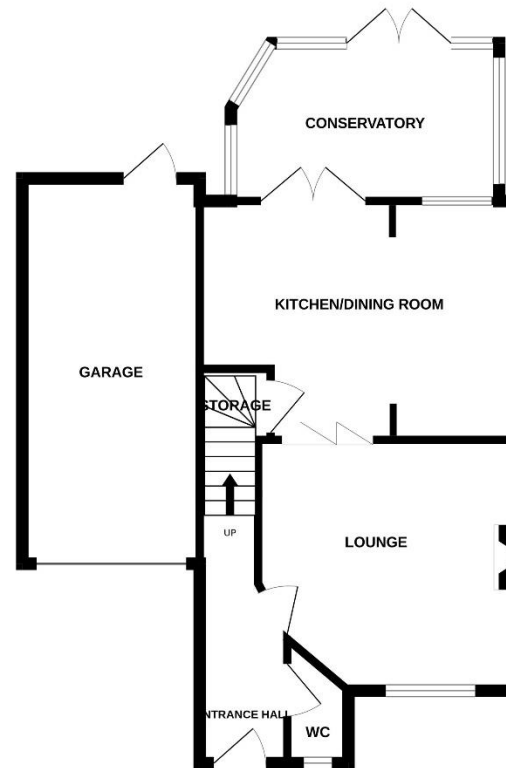
**First Floor**

Bedroom 1 9'11"x8'11" to wardrobes  
 Bedroom 2 11'3"x8'11"  
 Bedroom 3 7'11"x6'4"  
 Shower Room 6'2"x6'1"

**Outside**

Garage 18'3"x8'9"

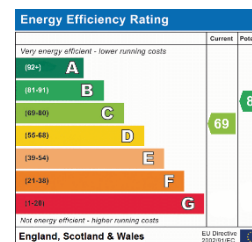
**Tewkesbury Borough Council Tax Band C**



**Guide Price £320,000 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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