



ESTATE AGENT
IN GL17-20

Stonehills

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**Engall
Castle
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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 good sized 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 with a guarantee until 2024, and 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	

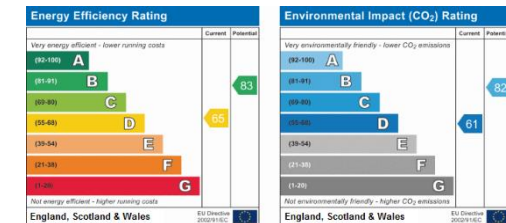
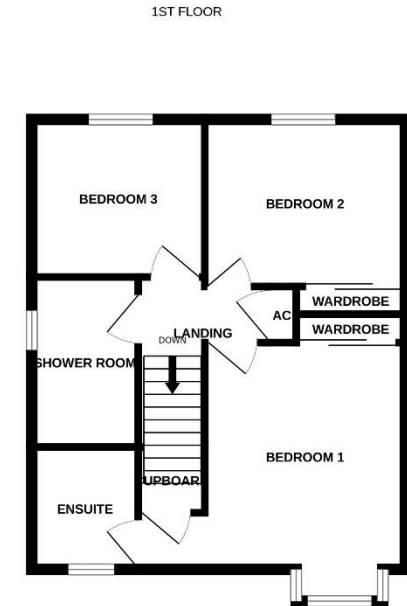
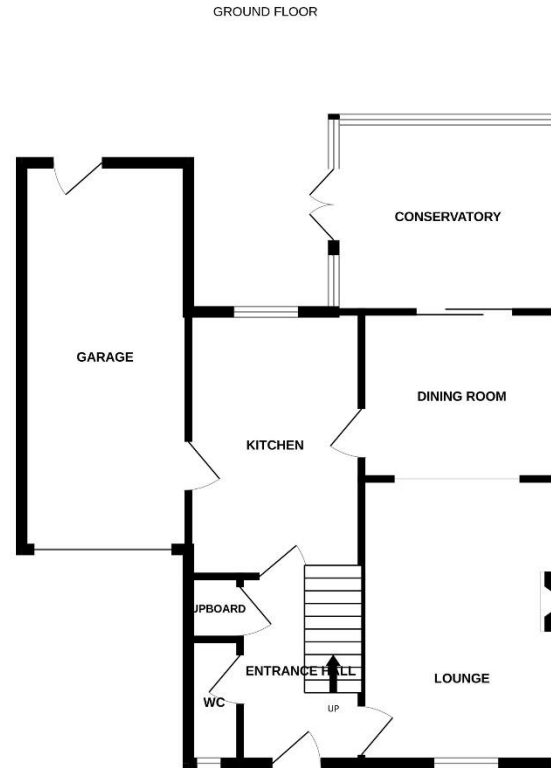
First Floor

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



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.



Guide Price £385,000

Viewing strictly by arrangement with Engall Castle Ltd
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