



BRITISH
PROPERTY
AWARDS
2017 - 2019
★★★★★

GOLD WINNER

ESTATE AGENT
IN GL17-20

Bredon

01684 293246

**Engall
Castle**
.com

8 Vallenders Road, Bredon, GL20 7HL

The well planned, restructured layout and updating of this detached home creates the open and spacious living rooms that modern home owners demand.

The accommodation briefly comprises of a lounge at the front of the house which has been opened up to the dining area and kitchen.

The dining area has French patio doors into the garden and the kitchen area is fitted with a range of modern wall and base units with the benefit of an integrated induction hob, 2 electric ovens, extractor and dishwasher.

A door from the kitchen leads into a separate reception room ideal as a home office, playroom or tv room.

Completing the accommodation on the ground floor is a useful utility room and wc.

On the first floor there are four bedrooms and main bathroom. The main bedroom has the advantage of an ensuite shower room and double wardrobes.

The property has the advantage of gas fired central heating and double glazed windows.



Outside the rear garden is laid predominantly to lawn with a couple of patio areas to maximise on the sunshine and shade creating delightful seating and al fresco dining areas.

There is gated side access to the front to the property and at the front there is driveway parking.

Vallenders Road is a select and sought after area of Bredon within easy walking distance of the village shop and post office, primary school and church. In addition there are numerous sports clubs and facilities including tennis courts, bowling green, rugby & football fields whilst nearby Bredon Hill and the surrounding countryside are popular with walkers.

Bredon sits approximately 4 miles from Tewkesbury and access to the M5 motorway network making it an ideal commuter base.

Ground Floor

Open plan living room

Lounge area 16'4"x9'7"

Kitchen/dining area 29'3"x9'1"

Reception Room 2 17'x11'5"

Utility room 5'2"x4'10"

WC

First Floor

Bedroom 1 13'2"x10'5"

Ensuite 5'10"x5'3"

Bedroom 2 14'x8'8"

Bedroom 3 11'4"x10'4"

Bedroom 4 8'9"x8'9"

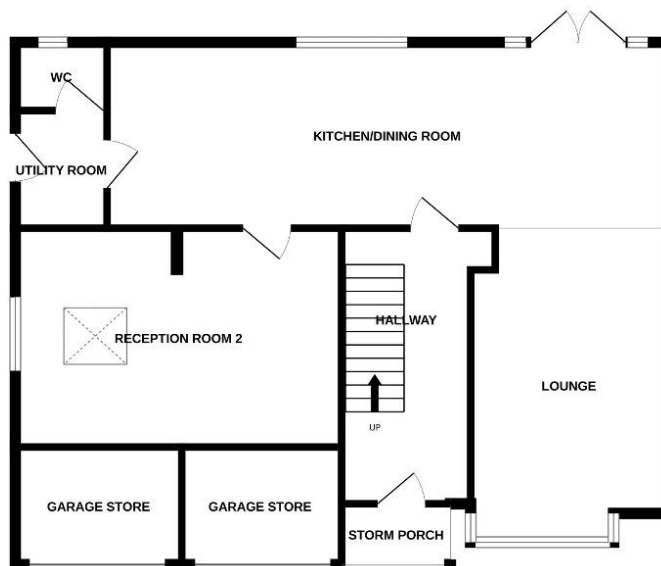
Bathroom 6'9"x6'3"

Outside

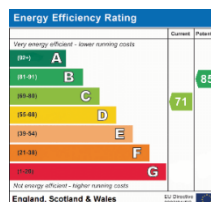
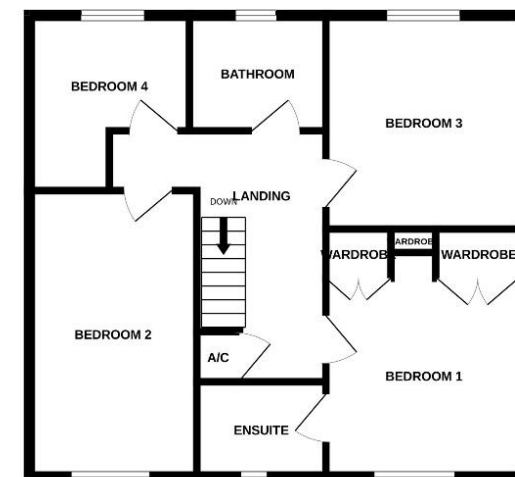
Garage stores x 2

Wychavon Council Tax Band F

GROUND FLOOR



1ST 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.



Guide Price £560,000 Freehold

Viewing strictly by arrangement with Engall Castle Ltd

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