



**Engall  
Castle**

**.com**

**01684 293246**

**Rosefields**



## 22 Webbs Way, Rosefields, Tewkesbury, GL20 5FR

This style of home has proved extremely popular because of its versatile and spacious layout.

Arranged over three floors the ground floor has a kitchen/breakfast room which is large enough for a dining table, with patio doors out into the garden. Fitted with a range of modern wall and base units the kitchen has integrated gas hob and electric oven with space and plumbing for a washing machine.

The second reception is ideal as a formal dining room, office, playroom or further bedroom if required.

Completing the accommodation on the ground floor is a useful downstairs wc.

The first floor has a lounge with feature Juliet balcony giving it a lovely light and airy feel. Across the landing is a double bedroom with again the feature of a Juliet balcony overlooking the rear garden.

On the second floor there is a master bedroom with ensuite shower



room; and a further double bedroom and family bathroom.

The bathroom is fitted with a white suite comprising of panel bath, separate shower cubicle, sink and wc.

Outside the rear garden is laid predominantly with lawn, with patio area. Another advantage of this property is the personal door which gives access to the garage from the garden.

Off road parking is available in front of the garage which has the benefit of power and light.

Tewkesbury is a popular Tudor Abbey town with a wealth of leisure, health, and education facilities including hospital, theatre, swimming pool and sports centre all within easy walking distance of Rosefields.

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

Kitchen/Breakfast Room 13'9" x 9'6"  
Dining Room 10'7" x 9'  
Downstairs wc

## First Floor

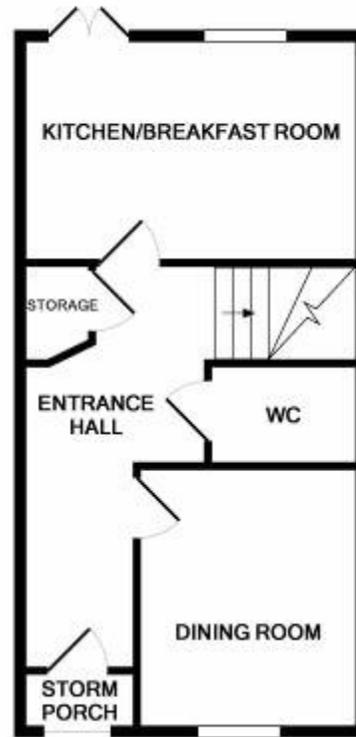
Lounge 13'9" x 11'11"  
Bedroom 2 13'9" x 9'5"

## Second Floor

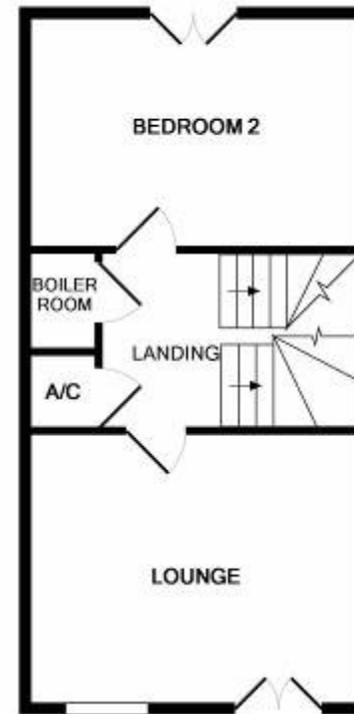
Master Bedroom 13'9" x 7'11"  
Ensuite 8'4" x 4'  
Bedroom 3 12' x 8'  
Bathroom 12' x 5'6"

## Outside

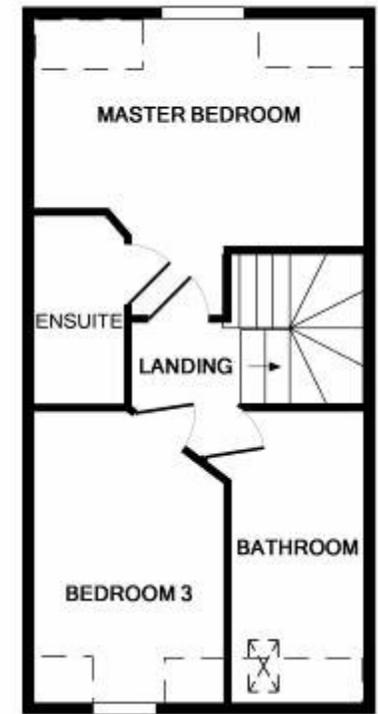
Garage



GROUND FLOOR



1ST FLOOR



2ND FLOOR

EPC Commissioned



**Guide Price £260,000**

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.

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