



4 HILL CLOSE
Westmancote | Tewkesbury | GL20 7ET

HUGHES **HS** SEALEY

Welcome to... 4 HILL CLOSE

Welcome to Number 4, Hill Close, a wonderful three-bedroom extended semi detached family home, located in this highly sought after village. The home, which has been extended to the rear, enjoys ample driveway parking, mature, enclosed gardens and elevated views to the front elevation across neighbouring farmland. Beautifully presented and ready to move into and enjoy, this is a property that comes with a high recommendation to view. The house is approached via a gravelled driveway that provides off road parking for three-four cars, whilst the remainder is laid to lawn. Internally the central entrance hall gives access to the ground floor rooms which include a lovely living room with log burning stove inset to the chimney breast, a ground floor bathroom and the stunning kitchen/dining/family room, which is located to the rear of the property.

The kitchen enjoys a wealth of fitted units which sit alongside a host of integrated appliances whilst there is further space for a range of freestanding appliances. The kitchen is open to the dining area, which will comfortably house

a six-seater table and chairs and in turn, is open to the family room which benefits from bi folding doors to the head of the room, which not only provide access to the rear garden, they also allow the room to be flooded with natural light.

Off the dining area, a door to the side leads through to a covered store area. The room also allows access to both the front and rear garden.

Completing the ground floor is the modern family bathroom which enjoys a sizeable bath and double walk-in shower.

To the upper level are the three bedrooms. The main bedroom is located to the front of the property and so enjoys an elevated view across neighbouring farmland whilst also benefiting from fitted storage. The two remaining bedrooms, one double room and one single room, are located to the rear and so enjoy views over the garden.









Explore outside... 4 HILL CLOSE

The rear garden enjoys a paved terrace for outdoor dining with the remainder being laid to lawn. The garden is enclosed by panel fencing.

LOCATION

The village of Westmancote sits in between the neighbouring villages of Kemerton and Bredon, and while Kemerton offers a village pub, the village of Bredon, which is the much larger of the villages, offers a doctor's surgery, a primary school with an outstanding OFSTED report, a shop and post office, as well as a public house and restaurant. The village also offers a range of recreational attractions, including cricket, football, rugby, bowls, and ballet

KEY FEATURES

- A beautifully presented three-bedroom, extended semi-detached family home
- Offering elevated open views across farmland to the front elevation



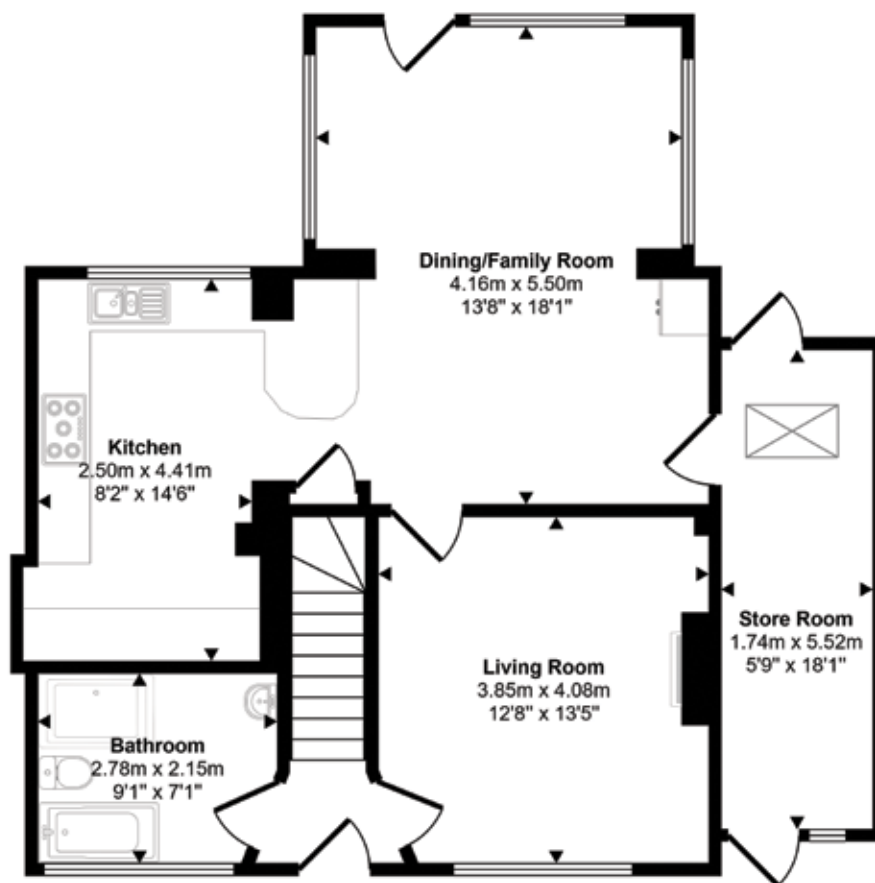
- Enclosed, rear garden enjoying a paved terrace and lawns
- Driveway parking to the front for three- four cars
- Living room with log burning stove inset to chimney breast
- Stunning, open plan kitchen/dining/family room to the rear of the property
- Kitchen enjoys a wealth of fitted units, sitting alongside a host of integrated appliances
- Ground floor, four-piece bathroom
- Covered storage area to the right hand side of property
- Three good sized bedrooms to the upper floor
- A property that comes with a high recommendation to view

DIRECTIONS

To locate the property, please enter the following postcode into your sat nav system: GL20 7ET. Upon arrival the property can be identified by our For Sale sign.

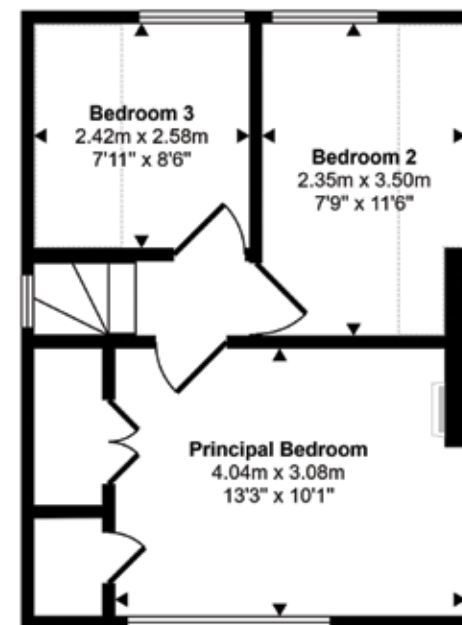


Approx Gross Internal Area
108 sq m / 1166 sq ft



Ground Floor
Approx 75 sq m / 805 sq ft

Denotes head height below 1.5m



First Floor
Approx 34 sq m / 361 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that an item shown is included with the property. For a free valuation, contact 01242 220080. Copyright © Hughes Sealey. Registered in England and Wales. Company Reg No. 11126899
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