



3 WATERLOO CLOSE
Bredon | Tewkesbury | GL20 7WL

HUGHES **HS** SEALEY

Welcome to... 3 WATERLOO CLOSE

Welcome to Number 3, Waterloo Close, a wonderful four double bedroom detached family home located in this highly sought after village. Beautifully presented and ready to move into and enjoy, the property enjoys a wealth of accommodation across the two floors and is further complimented by driveway parking and an enclosed rear garden that enjoys a high degree of privacy.

Internally the property features a central entrance hall that allows access to all the ground floor rooms which include a cloakroom, utility room, study/playroom, spacious living room and a super open plan kitchen/dining room. The living room is located to the rear of the property and enjoys plenty of natural light from the sliding doors to

the rear elevation, which also allows access to the rear garden. Furthermore, providing a focal point to the room is a gas living flame fire, inset to the chimney breast.

The kitchen enjoys an array of fitted units which sit alongside a host of integrated appliances. The dining area will comfortably house a four/six-seater table and chairs and doors to the head of the room allow access to the garden.

Upstairs are four good sized bedrooms and a modern, three-piece family bathroom. The principal bedroom further benefits from a three-piece, en suite shower room whilst all the bedrooms benefit from fitted wardrobes.









Explore outside... 3 WATERLOO CLOSE

Externally to the front is a double width driveway allowing off road parking. Furthermore, the home is offered for sale with a wall mounted EV charger. To the rear is an enclosed garden that features a paved terrace, lawns and maturing flower beds.

LOCATION

Bredon is a highly desirable village to live in, providing a home for people of all ages. The appeal of the village is its wealth of local amenities within walking distance, a shop, a post office, a doctor's surgery, a village hall, a church, village infant/primary school (OFSTED 'outstanding' rating), a preschool and two public houses. For those interested in activity and other pursuits, there are a number of local clubs and societies as well as sports

clubs offering bowls, football, rugby, cricket, tennis, playing fields, sailing, the river, and the local marina.

The village is named after Bredon Hill, which boasts spectacular views and pathways for walking, running, cycling, and horseback riding.

KEY FEATURES

- A wonderful four double bedroom detached family home, located in this sought after village
- Beautifully presented and ready to move into and enjoy
- The property benefits from driveway parking for two cars
- Enclosed, relatively private rear garden, featuring paved terrace, lawns and maturing flower beds

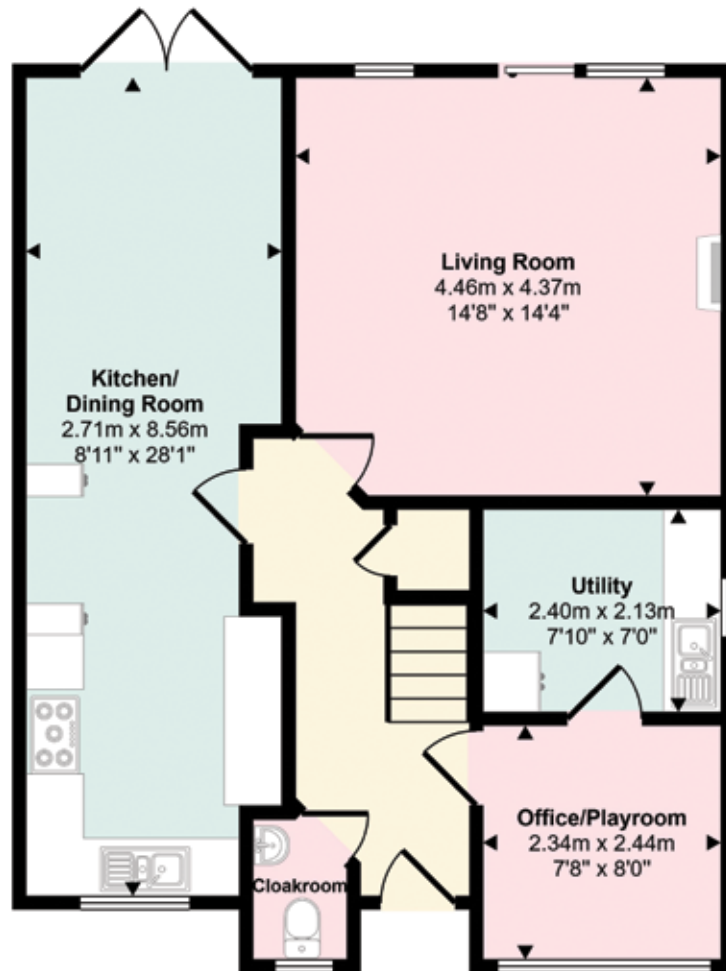
- Entrance hall, cloakroom, separate utility room and study/playroom
- Spacious living room with sliding doors leading to the rear garden and feature fireplace
- Open plan kitchen/dining room. Kitchen enjoying a wealth of fitted units and integrated appliances
- Principal bedroom with en suite shower room
- Three further bedrooms and a modern, three-piece family bathroom

DIRECTIONS

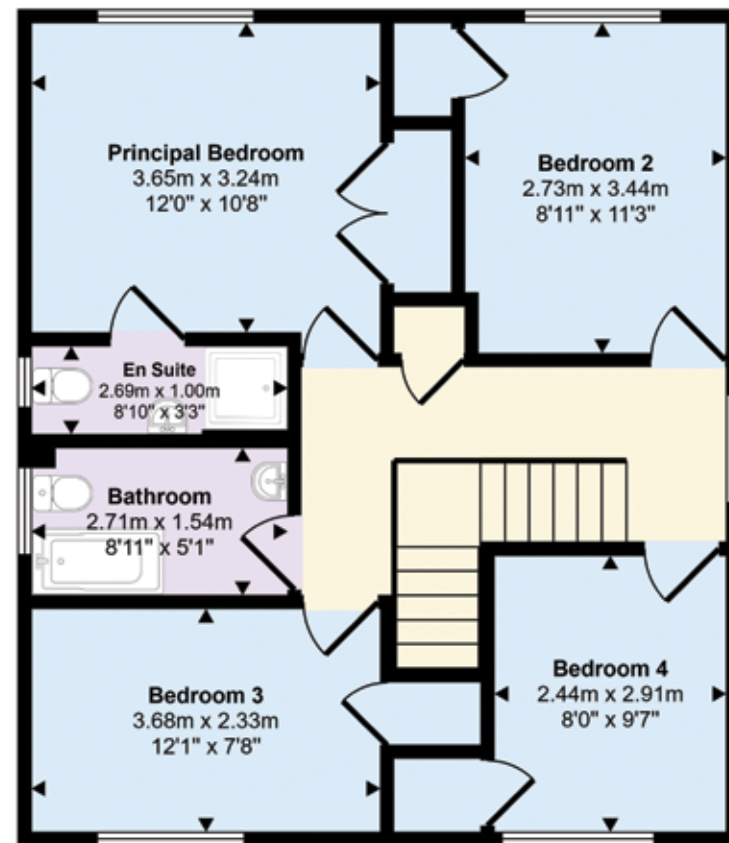
Please enter the following postcode into your sat nav system: GL20 7WL. Upon entering the close, the property can be found to the left of the entrance.



Approx Gross Internal Area
126 sq m / 1358 sq ft



Ground Floor
Approx 64 sq m / 689 sq ft



First Floor
Approx 62 sq m / 669 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.





HUGHES SEALEY

Email: cheltenham@hughessealey.co.uk

Tel: +44 (0)1242 220080

HUGHES **HS** SEALEY