

hunter
french



11 Havenhill Road, Tetbury, Gloucestershire, GL8 8TE

An immaculately presented, three-bedroom, end of terrace home positioned on the Highfields development in Tetbury. Accompanied by an attractive, low maintenance landscaped rear garden and off-street parking.

Highfields is an attractive development of modern homes on the northern side of the town, built by Miller Homes from 2016 onwards. This particular property was completed in 2016 and still has a remaining NHBC warranty.

Entering via the front door leads into a welcoming and spacious entrance hallway with Karndean flooring. There are stairs rising to the first floor, doors to the kitchen and living room as well as a handy downstairs cloakroom with W.C. The kitchen sits to the front of the property and also benefits from Karndean flooring and boasts a range of modern fitted wall and base units, contemporary wall tiles, plus integrated appliances that include an electric oven, hob with extractor hood, dishwasher, washing machine and fridge/freezer. Across the rear of the property is the living room, which has both a window and French doors opening onto the rear garden, and the room can be naturally zoned into two areas for seating and dining. There is also a cupboard under the stairs that is accessible from this room.

On the first floor there are three bedrooms, a family bathroom and a storage cupboard accessed from a central landing. The master bedroom benefits from built-in storage and an en-suite shower room, whilst bedroom two is also of double proportions and bedroom three is a single and currently used as a study. Both the family bathroom and en-suite comprise white suites with stylish tiling.

Externally, the rear garden has been beautifully landscaped to be low maintenance with a patio bordering the house with an artificial grass area with a gravel border. At the far end of the garden two steps lead down to a lower terrace with a wooden pergola making the perfect spot for outdoor entertaining. A timber shed, ideal for garden storage sits to one side of the garden and there is a pedestrian gate leading out onto the driveway. At the front of the house a path leads to the front door with a low Cotswold stone to either side. The driveway runs the length of one side of the house and provides tandem parking for several vehicles.



We understand the property is connected to all mains services: gas, electricity, water and drainage. Council tax band C (Cotswold District Council). There is an annual service charge payable on the Highfields development, which contributes towards the upkeep of the communal areas.

EPC – B

Tetbury is an historic wool town situated within the Cotswold Area of Outstanding Natural Beauty. The town is known for its Royal association to HM King Charles III, who resides at nearby Highgrove House. It has a highly anticipated and well attended, annual Woolsack Race held each May on Gumstool Hill. The charming and quintessential town centre has many amenities to offer including cafes, boutiques, pubs and restaurants. Essential amenities such as a supermarket and a primary and secondary school, are within the town itself.

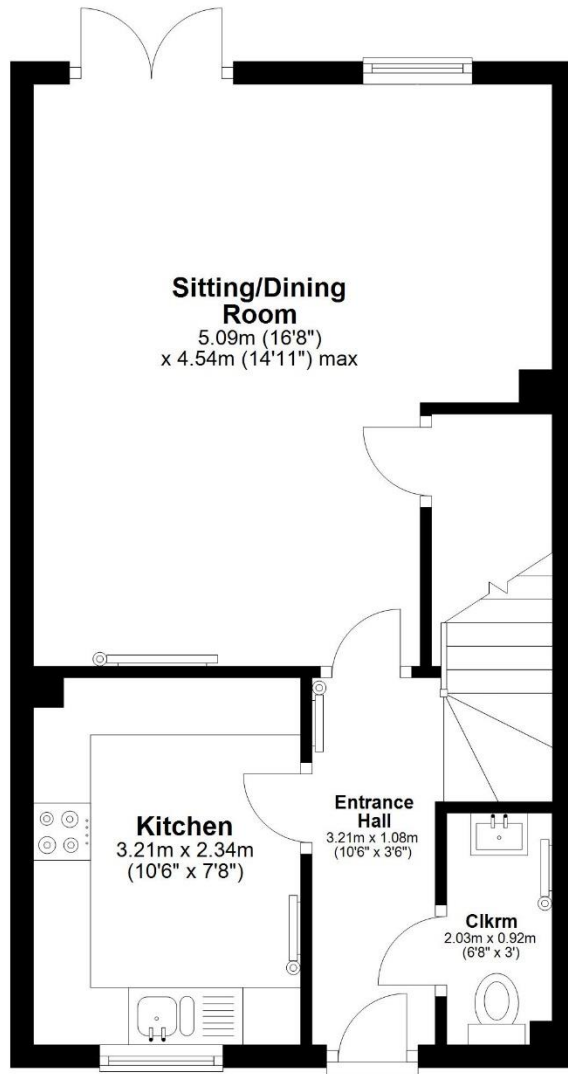


Offers Over £350,000



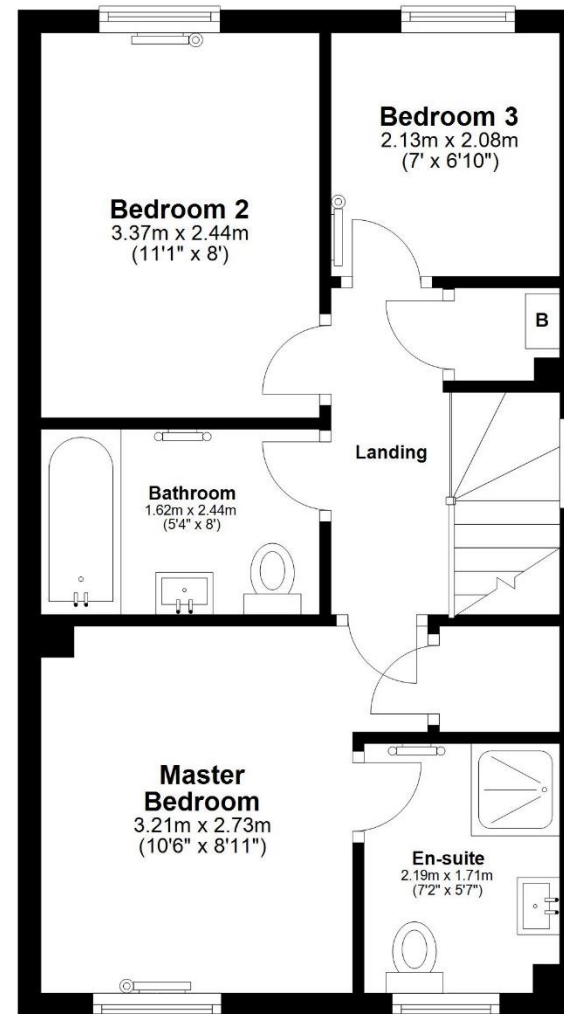
Ground Floor

Approx. 38.1 sq. metres (410.5 sq. feet)



First Floor

Approx. 38.3 sq. metres (412.4 sq. feet)



Total area: approx. 76.5 sq. metres (822.9 sq. feet)