



hunter
french

2 Berkeley Way, Tetbury, Gloucestershire GL8 8YX

Situated in a peaceful cul-de-sac within walking distance of the town centre, this four-bedroom detached family home offers well-presented and versatile accommodation.

Berkeley Way is part of the Conygar Park development built in the 1970's. The property is typical of its era enjoying large windows and generously proportioned rooms that create bright and light filled accommodation. The current vendors have occupied the property for some 19 years.

The accommodation consists of an entrance hallway which has the stairs to the first floor and a glazed door to the sitting/dining room. The bright and welcoming sitting/dining room runs the length of one side of the house with a window overlooking the front garden. Patio doors at the dining area end of the room lead into the conservatory which benefits from a practical tiled floor and enjoys views across the rear garden. French doors from the conservatory lead onto the rear garden patio area. The kitchen sits at the rear of the property and has an excellent range of base and wall cabinets. The real focal point of the room is the four door gas AGA in dark blue, which can be left if required. There is space for a fridge/freezer and space and plumbing for a dishwasher. An external door from the kitchen leads into the rear garden and just off the kitchen is a utility room with space and plumbing for a washing machine and space for a tumble dryer along with a large storage cupboard. A door from the utility room leads into a study. The study was created by converting part of the garage into a room and the remainder of the garage has been turned into a useful store room. A downstairs cloakroom completes the accommodation on the ground floor.

The first floor offers four bedrooms, three of which are of double size and two of them also benefit from built-in wardrobes. The single bedroom will comfortably fit a single bed and associated furniture, but this is also a useful space to use as a home office. The modern family bathroom has a white suite comprising a bath with an overhead shower, a wash hand basin, WC and heated towel radiator. is fully tiled and the suite comprises with shower over bath.

Externally to the front, the property boasts a block paved driveway with off street parking for three vehicles. The easterly facing rear garden is predominantly laid to lawn with borders and to the far corner of the garden there is a large shed which is currently used as a gym and has power and light. There is pedestrian access to the rear garden from both sides of the house.



We understand the property is connected to all mains services: gas, electric, water and drainage. Council tax band E (Cotswold District Council).

EPC – D (59)

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.

Kemble station, a mainline to London Paddington, can be reached just c.7 miles North, and both the M4 and M5 are equidistant to the south and west, respectively, giving convenient transport links to Bath, Bristol and London.

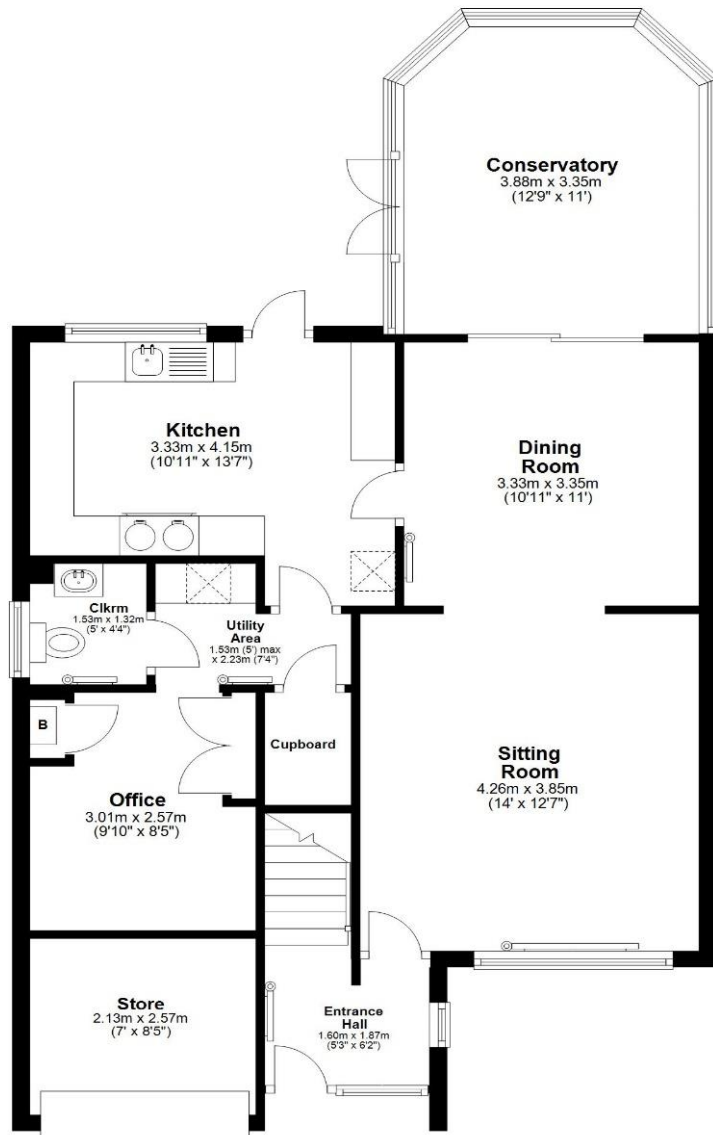


£485,000



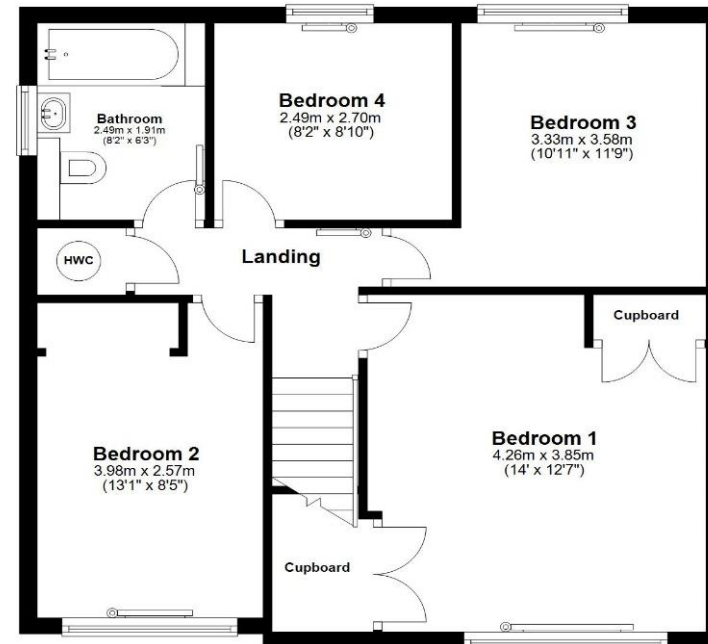
Ground Floor

Approx. 80.7 sq. metres (868.2 sq. feet)



First Floor

Approx. 58.0 sq. metres (624.2 sq. feet)



Total area: approx. 138.7 sq. metres (1492.4 sq. feet)