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29 Mercer Way, Tetbury, Gloucestershire, GL8 8FH

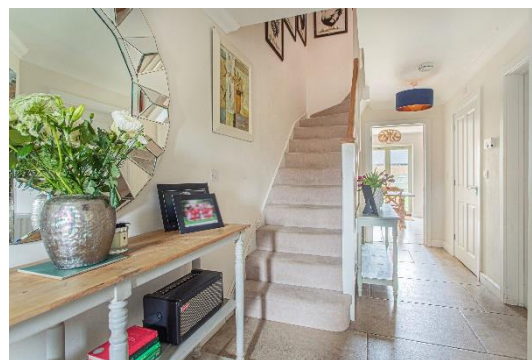
Positioned in a very favourable position on Amberley Park overlooking the open green space, this semi-detached family home offers surprisingly spacious accommodation, a westerly facing rear garden and off-street parking with a garage.

Amberley Park is an attractive collection of modern Cotswold homes, completed in 2018 by Bewley Homes, within the Cotswold town of Tetbury. Completed in 2017, the property still benefits from a remaining NHBC guarantee and is fitted with modern central heating and double glazing throughout. Number 29 has a particularly favourable spot within the development with a pleasant aspect of the open park area.

The ground floor accommodation is commenced via a spacious entrance hallway, which has doors to the sitting room and kitchen plus access to a W.C and stairs to the first floor with a handy storage underneath. The sitting room, a very practical sized square room, is at the front of the house with a view across the park area and boasts a recently updated, wooden effect herringbone flooring. The kitchen/dining room reaches the width of the property, across the rear, and has French doors opening onto the garden. The kitchen itself is fitted with a tasteful range of wall and base units, and incorporates integrated appliances throughout. There is a utility room accessed from the kitchen end of the room, which has further fitted storage and plumbing for a washing machine.

Rising to the first floor there is a central landing with doors to all the bedrooms, bathroom, a storage cupboard and loft hatch. The four bedrooms are all of double proportions and the master benefits a fitted wardrobe and en-suite shower room. The family bathroom completes the accommodation and has a bath with a shower over.

Externally the rear garden is westerly facing, making it a great extension of the house in the summer months. There is a patio terrace across the rear of the property plus a level lawn and planted borders. To the side of the house is a driveway and a larger than average single garage, allowing a great space for storage or even to use as a utility area. The front garden is bordered by a Cotswold stone wall and has been laid to shingle for easy maintenance.



We understand the property is connected to all mains services: gas, electricity, water and drainage. Council tax band D (Cotswold District Council). Amberley Park is also subject to an annual service fee, which maintains the open spaces around the development.

EPC – B (85).

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.

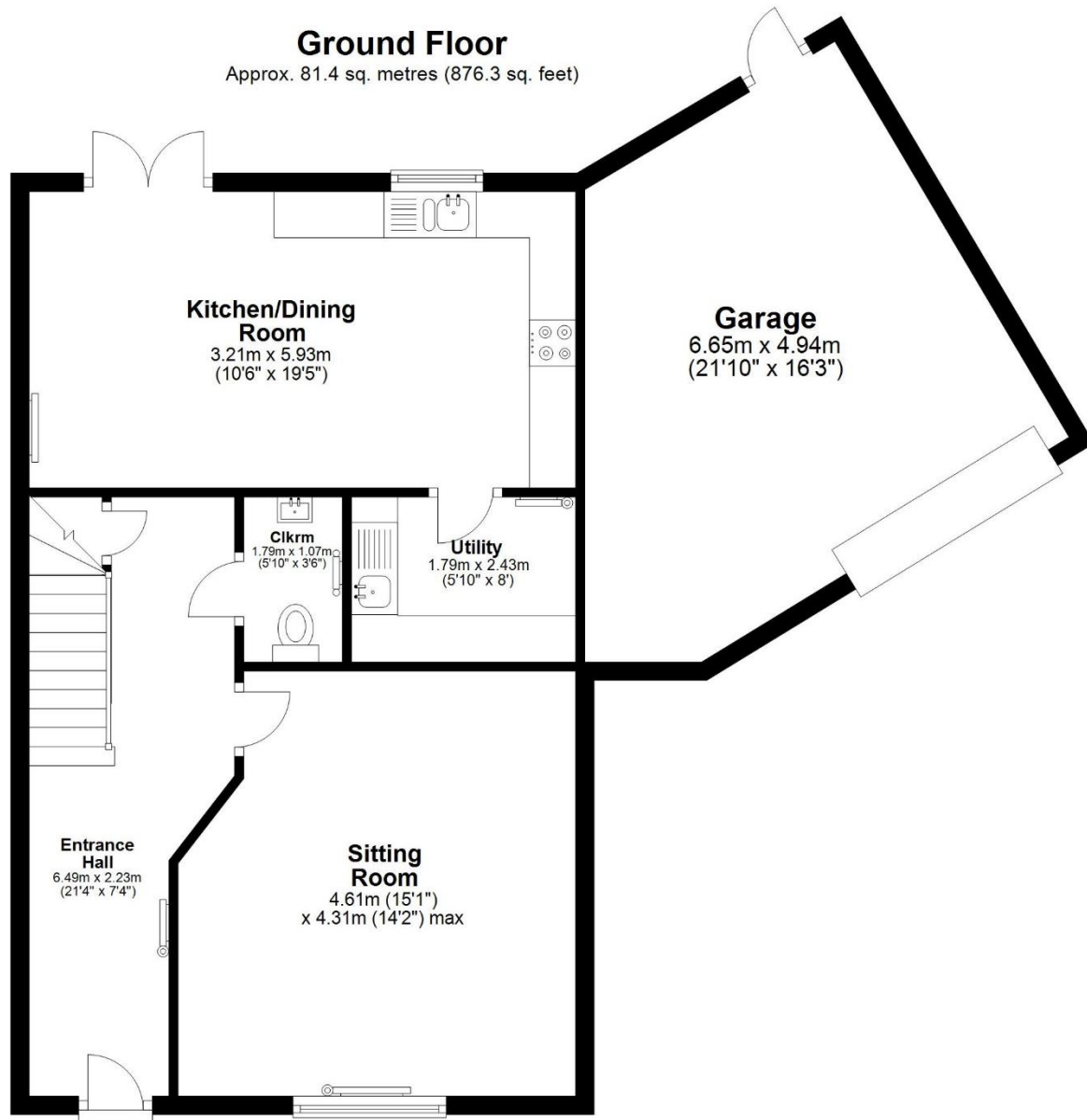


Guide Price £550,000



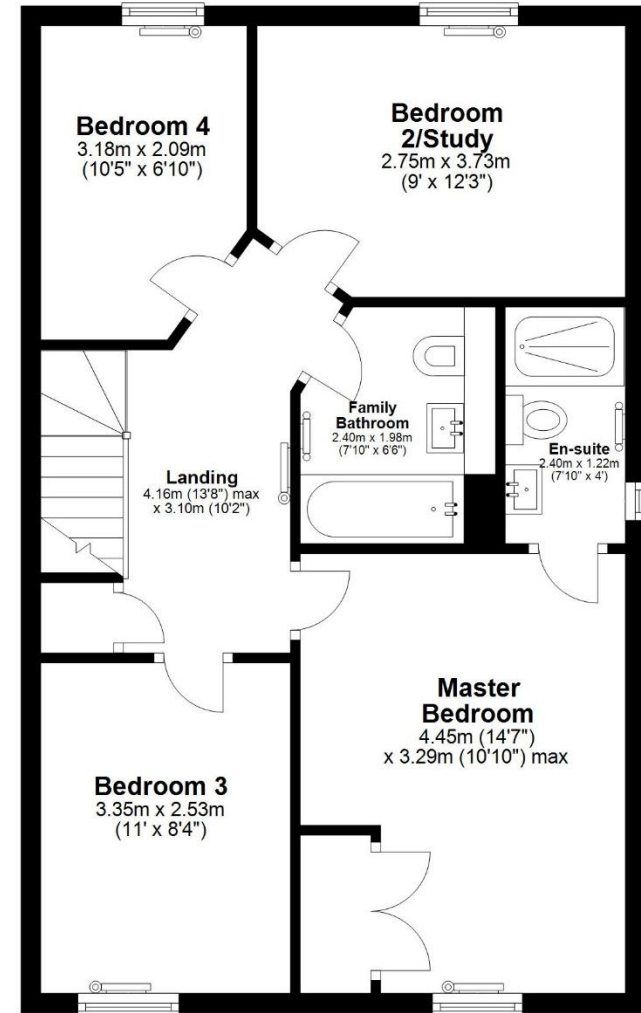
Ground Floor

Approx. 81.4 sq. metres (876.3 sq. feet)



First Floor

Approx. 58.1 sq. metres (624.9 sq. feet)



Total area: approx. 139.5 sq. metres (1501.2 sq. feet)