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french



1 De Borg Close, Tetbury, Gloucestershire, GL8 8TW

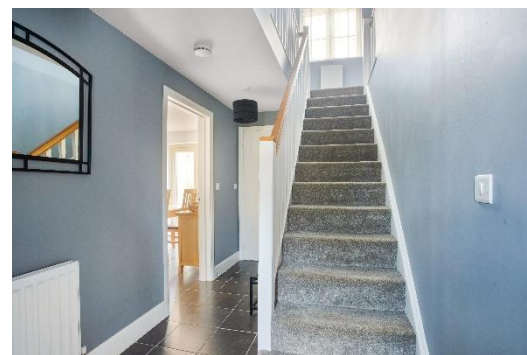
A well-presented, three-bedroom terraced house situated on the popular Highfields development. Accompanied by off street parking and a pretty rear garden.

Highfields is an attractive development of modern homes built on the northern side of Tetbury by Miller Homes from 2016 onwards. This attractive double fronted home is faced in reconstituted Cotswold stone to its front elevation and boast accommodation across two floors reaching approximately 909sq.ft. The property has been home to the current owners since new and benefits from remaining NHBC warranty.

The accommodation is spread across two floors with the ground floor accessed via the front door into the welcoming hallway. The hallway sits centrally within the ground floor with an attractive staircase rising to the first floor with a useful cupboard underneath. There is plenty of space for shoes and coats to be stored and at the end of the hallway is a downstairs cloakroom with W.C. The sitting room is found to the right-hand side of the hall, which enjoys a dual aspect with a window at the front and French doors opening onto the garden at the rear. Across the hall, also reaching the depth of the property, is the kitchen/dining room with further French doors to the garden and window at the front. The kitchen area is a good size with space for a range of modern fitted wall and base units, and the expected appliances are integrated including a fridge/freezer, gas hob with extractor hood, a double electric oven, dishwasher and washing machine. The second half of the room provides an area for a dining table and chairs. The ground floor has hard flooring throughout making this a fantastic low maintenance space.

Rising to the first floor there are three bedrooms and a family bathroom all accessed from a light and bright galleried landing, which also has a storage cupboard that houses the wall-mounted central heating boiler. The master bedroom sits to the front of the property and benefits from a stylish en-suite shower room and fitted wardrobes. Bedroom two is also of double proportion and bedroom three a single. The bathroom completes the accommodation and features a white suite with a shower over the bath. The room is finished with contemporary tiling and has a heated towel radiator.

Externally, there is an easy to maintain, shrubbed garden to the front of the property which is bounded by attractive estate fencing and a bespoke iron



gate, with a pathway to the front door.

To the rear of the property is a private and enclosed garden which is mainly laid to lawn. There is a patio area that runs across the rear of the house, which is a great area to enjoy the garden in the summer months, with flower and shrub borders along each side of the lawn. A paved pathway flows around the outside of the garden to a rear access gate, and there is a further patio terrace. A shed sits beside the terrace, which is useful for storage. The property benefits from off street parking for two vehicles at the front.

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

There is an annual service charge payable on the Highfields development, which contributes towards the upkeep of the communal areas.

EPC – B(84).

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.

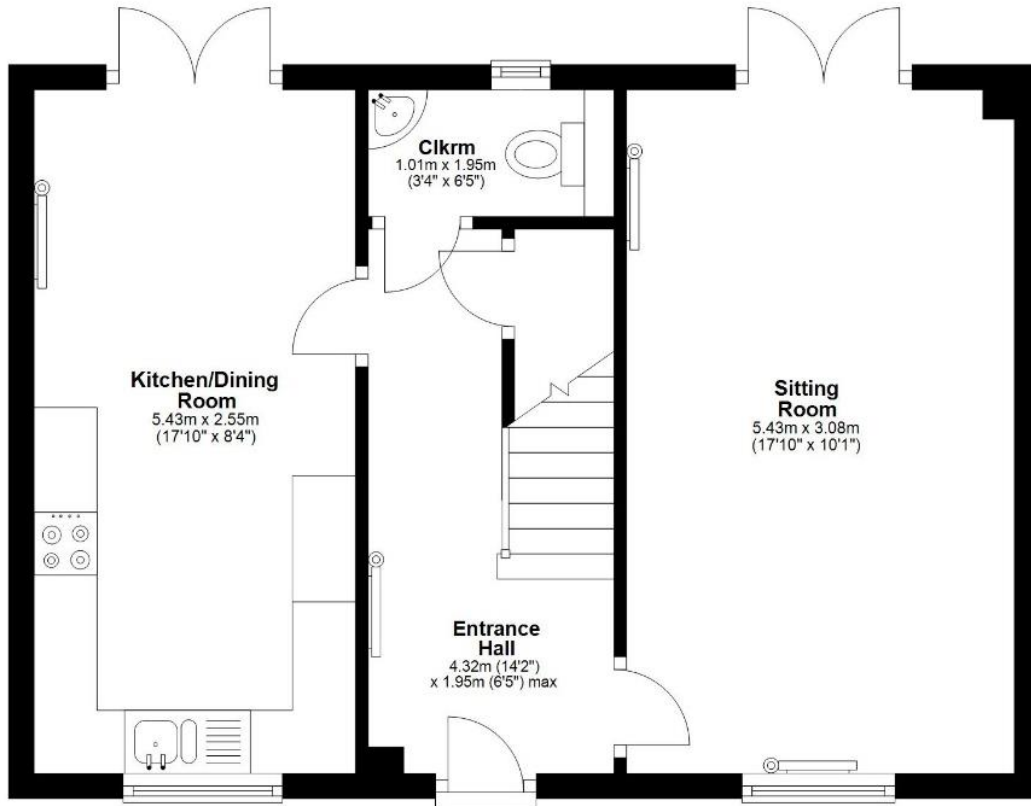
Kemble station, a mainline to London Paddington, can be reached just c.7 miles North, and both the M4 and M5 are equidistant to the south and west, respectively, giving convenient transport links to Bath, Bristol and London.

Guide Price £400,000



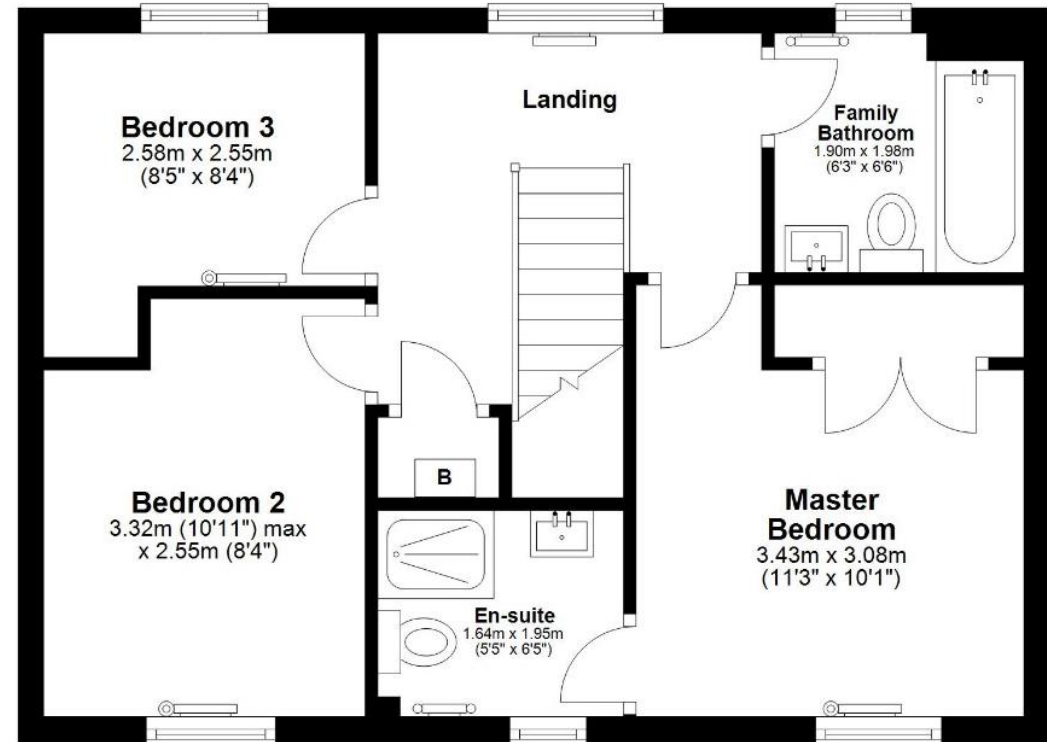
Ground Floor

Approx. 42.2 sq. metres (454.5 sq. feet)



First Floor

Approx. 42.2 sq. metres (454.5 sq. feet)



Total area: approx. 84.4 sq. metres (909.0 sq. feet)

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