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31 Cornwall Close, Tetbury, Gloucestershire, GL8 8JD

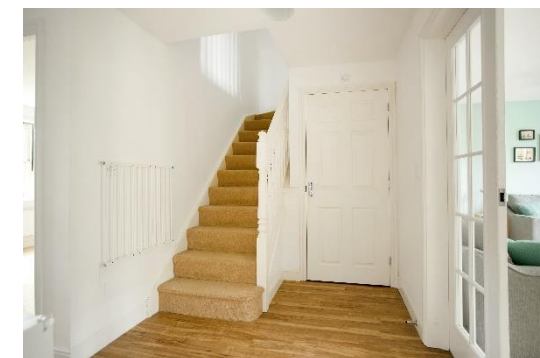
Offering deceptively spacious and well-appointed accommodation throughout, this conveniently positioned family home benefits three double bedrooms, a landscaped rear garden with off-street parking and a garage. Offered to the market with no onward chain.

Cornwall Close is a small development of attractive homes built in 2009 by David Wilson Homes. Its position is very favourable being just a short stroll to north-west of the town centre, and also very walkable to both the primary and secondary schools. This particular home sits to the head of the development with its front door accessed from Hampton Street and offers bright and light filled accommodation spanning across two floors, reaching approximately 1247sq.ft.

Entering via the front door leads into a welcoming and spacious hallway that sits centrally within the ground floor. There is a turned staircase rising to the first floor, with an adjacent cloakroom with W.C, as well as a second double width cupboard that provides great storage for coats and shoes. The principal reception door is found to the rear of the ground floor, accessed via double glazed doors from the hallway. The room has a pleasant outlook across the rear garden, including French doors to swing open during the summer months as well as a focal fireplace with an gas fire inset to one corner of the space. There is a second equally proportioned reception room at the front of the property which the current owners use as a dining room but does offer an array of other uses to suit the occupier. There is a large window to the front aspect that lets in a great amount of light and a useful understairs cupboard provides some further storage. The dual aspect kitchen/breakfast room completes the ground floor accommodation with a window at the front and a further set of French doors to the rear garden. There are an excellent range of wall and base units fitted throughout the majority of the room that include the expected range of integrated appliances; a six-ring gas hob with extractor hood, a double oven, fridge freezer and a washer/dryer. There is a peninsula breakfast bar that creates both an eating area but also allows for a sociable space.

Rising up the turned stairs arrives at a galleried landing with doors accessing all the bedrooms and two storage cupboards; one of which houses the hot water cylinder. All three bedrooms are good doubles in proportions, with the master bedroom being accompanied by an En-suite shower room. The master and second bedroom also benefit fitted storage. The family bathroom completes the accommodation and comprises a white suite with a W.C, wash basin and a bath with a handheld shower attachment.

Externally, the rear garden has been landscaped to be low maintenance with a flagstone patio and artificial lawn which is bordered by a crescent Cotswold stone



wall and raised flower and shrub borders. The rear boundary is an attractive stone wall with an access gate leading to the parking and single garage. At the front is an area laid to shingle, again providing low maintenance, with a couple of paved steps rising to the front door. The property benefits off-street parking ahead of a single garage that is located within a coach house.

We understand the property is connected to all mains services; gas, electricity, water and drainage. Council tax band D (Cotswold District Council). The property is freehold, and the garage is leasehold; 155 years from 1st Jan 2009. EPC – C(80).

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.

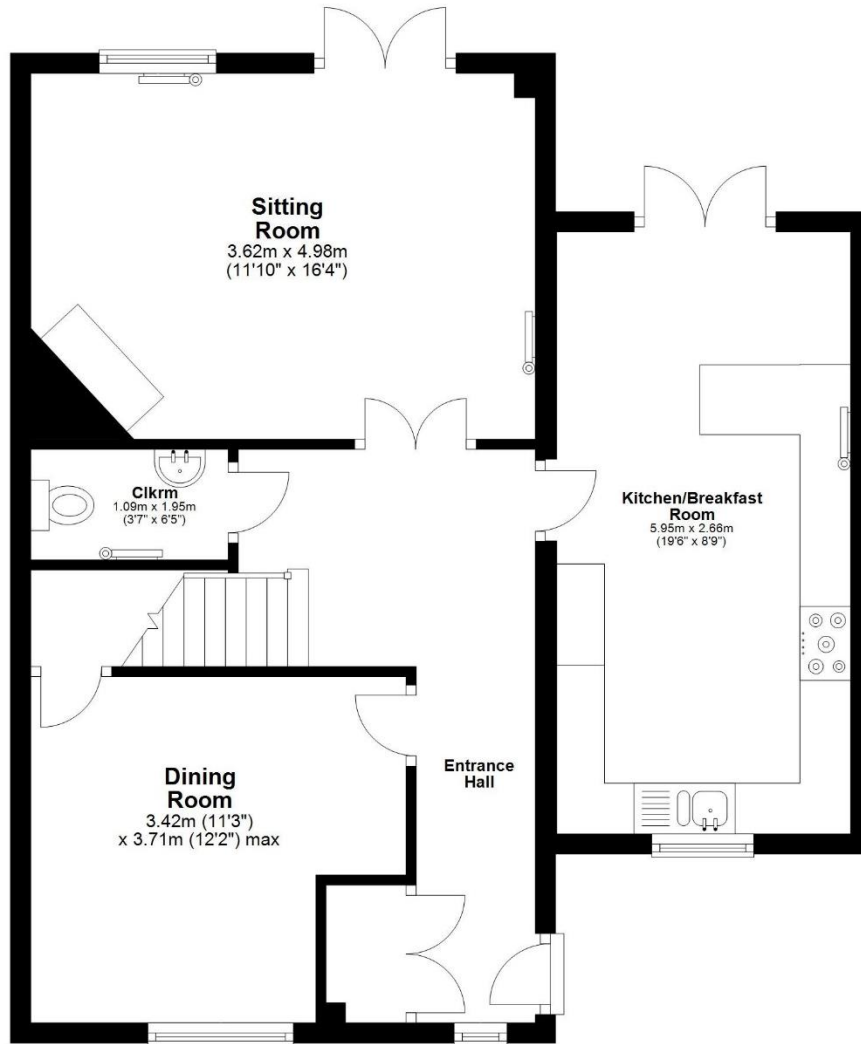


Offers in Excess of £450,000



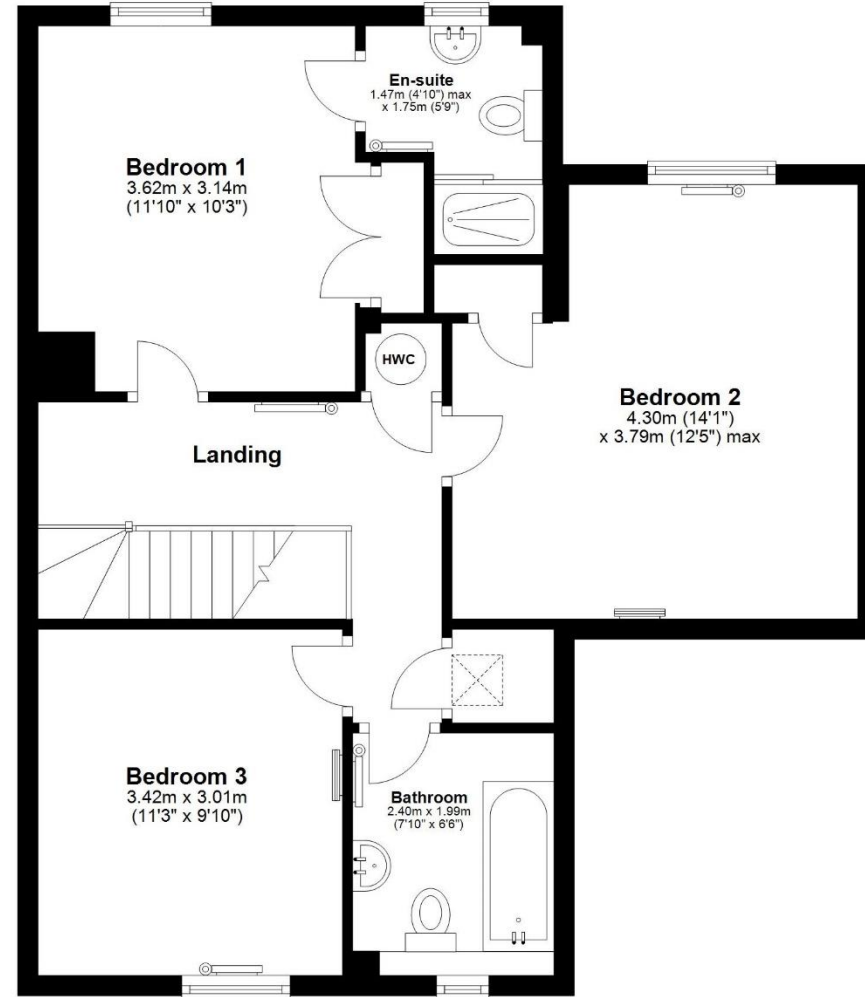
Ground Floor

Approx. 55.3 sq. metres (595.6 sq. feet)



First Floor

Approx. 60.5 sq. metres (651.7 sq. feet)



Total area: approx. 115.9 sq. metres (1247.3 sq. feet)

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