

hunter
french



11 Clarrie Road, Tetbury, Gloucestershire, GL8 8EW

Situated on a unique corner plot within a mature residential cul-de-sac, a three-bedroom detached home offering great potential to update and modernise. Offered to the market with no onward chain.

Clarrie Road is a peaceful cul-de-sac that is set within a popular residential area of Tetbury, understood to have been built in the early 1980's. Its position is to the northern side of the town centre and is within level walking distance of the nearby Tesco supermarket, along with both primary and secondary schools and the collection of independent café, shops and restaurants that Tetbury is so well known for. The property has been home to the current owners for over 30 years and uniquely offers a surprisingly generous, south facing rear garden.

The accommodation is set across two floors and is commenced via the front door that leads into the entrance hallway. From here there are doors to both the living room and kitchen, as well as stairs that rise to the first floor and an adjacent cloakroom with W.C and wash basin. The sitting room is a beautifully bright and light filled room owing to its dual aspect that is gained due to the room reaching the depth of the property with windows to the front and rear. Beside the sitting room, accessed via a partially glazed door, is a sunroom which enjoys a pleasant outlook across the rear garden from its triple aspect windows and door. This room would also make a great separate dining room or hobby/work room. The kitchen can be accessed from the sitting room as well as the hallway and is fitted with a well-maintained range of wall and base units with a laminate worktop. There is another window above the sink that enjoys a view of the garden. Space for the expected appliances can be found throughout the kitchen, as well as plumbing for a slimline dishwasher. An archway leads into a utility room that has further fitted units along with space and plumbing for a washing machine and tumble dryer. Doors from here open to the garden as well as the integral garage, where there is power, lighting and a water softener.

Rising the stairs to the first floor are three bedrooms; two of which are of double size and the third a single. The master bedroom sits to the front of the property and benefits from built-in wardrobes. The two remaining bedrooms also benefit fitted cupboards, the larger of the two also features a vanity unit with a sink inset. Completing the accommodation is the bathroom which comprises a white suite with a shower over the bath, W.C and a wash basin.



Externally, there are gardens to both the front and rear of the property. At the front a driveway provides off-street parking for multiple vehicles ahead of the single garage. There is an area of lawn that sits beside the driveway and a covered porch extends over the front door.

To the rear is a fabulous south facing garden, which has been lovingly maintained and landscaped by the current owners during their time at the property. The garden is mainly laid to lawn with mature herbaceous borders both around the boundary and in planted beds within the lawn. There is a mature hedge that creates privacy to the rear, along with a couple of specimen trees that feature across the garden. A patio and pathway wrap around the property leading to a side access gateway, along with space for a shed neatly tucked beside the 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.

EPC – D (69).

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.

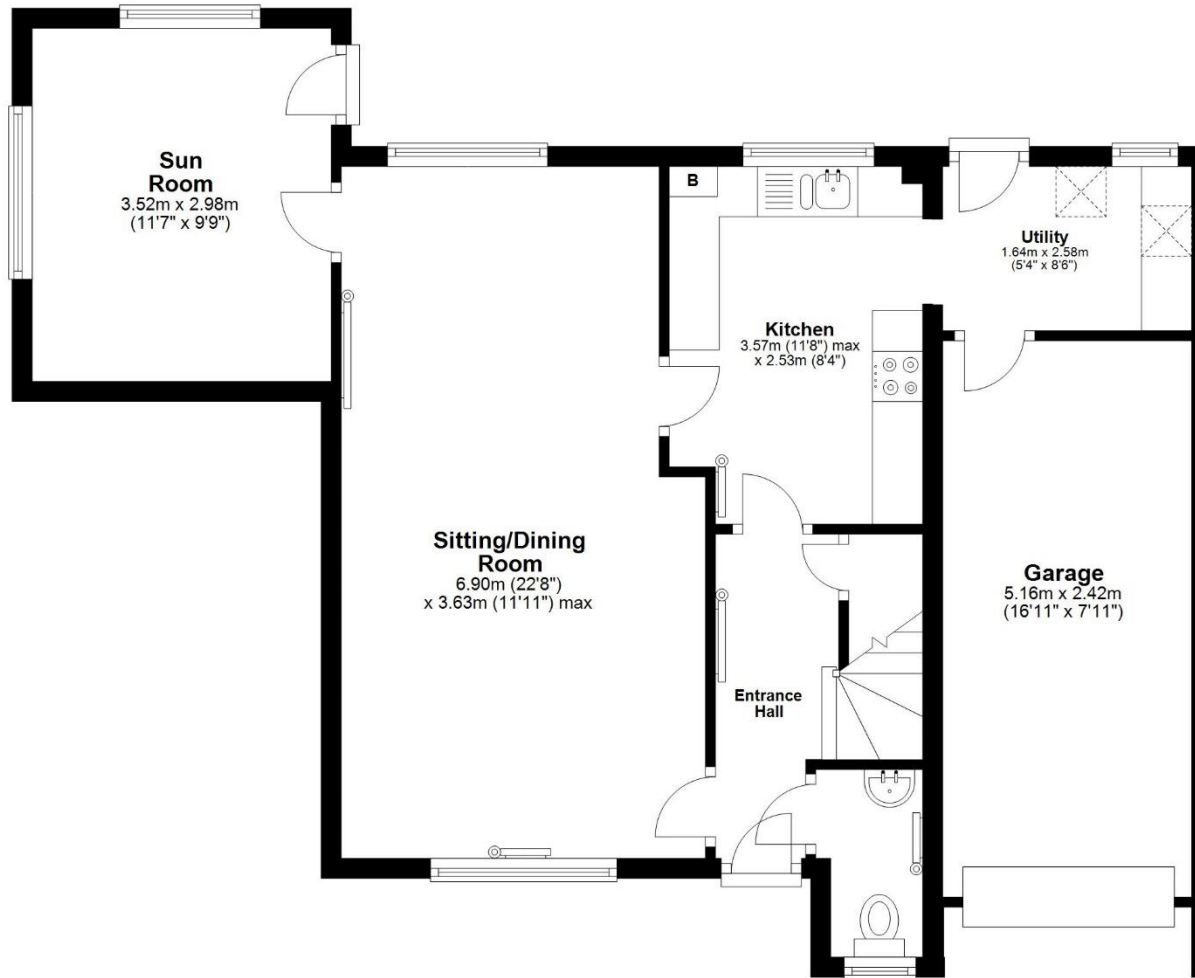
Kemble station, a mainline to London Paddington, can be reached just c.7 miles North, and both the M4 and M5 are equidistant to the south and west, respectively, giving convenient transport links to Bath, Bristol and London.

Guide Price £395,000



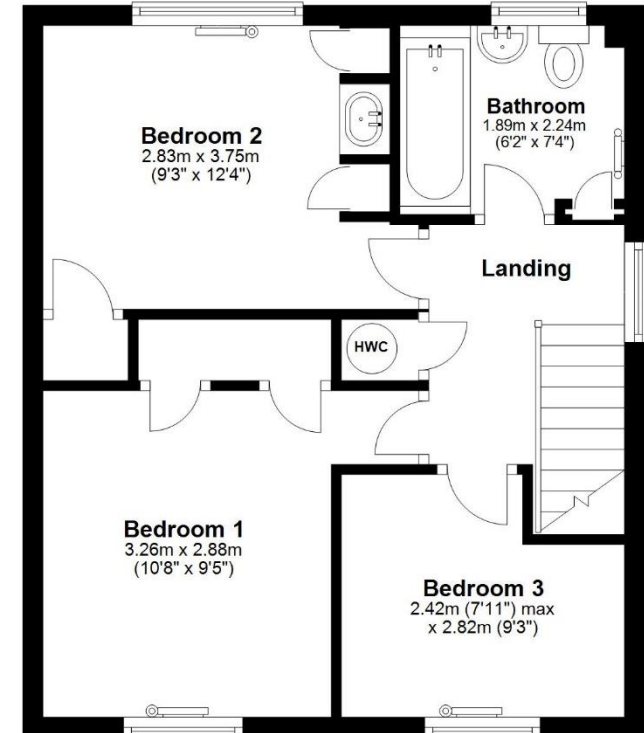
Ground Floor

Main area: approx. 57.3 sq. metres (617.3 sq. feet)
Plus garages, approx. 12.5 sq. metres (134.4 sq. feet)



First Floor

Approx. 40.0 sq. metres (430.6 sq. feet)



Main area: Approx. 97.3 sq. metres (1047.8 sq. feet)
Plus garages, approx. 12.5 sq. metres (134.4 sq. feet)

Tetbury Office
2 London Road
Tetbury
GL8 8JL

Town and Country Specialists

01666 505068
tetbury@hunterfrench.co.uk
www.hunterfrench.co.uk

