

hunter
french



10 Park Close, Tetbury, Gloucestershire, GL8 8HS

A two-bedroom, detached, dormer bungalow situated on a well-located and peaceful cul-de-sac, accompanied by a generous garden and off-street parking plus an integral garage.

Park Close is a short walk away from the town centre of Tetbury and well placed to access all of the town's amenities. This friendly home has been home to the current owners for the past 12 years and offers bright and well-proportioned accommodation set across two floors, in all reaching approximately 1400sq.ft.

The accommodation is commenced by the hallway which provides access to all the ground floor rooms as well as stairs that rise to the first floor, with a useful under stairs storage cupboard. To the left-hand side of the hallway is the first of the reception rooms, which is currently used as a dining room. This room benefits a dual aspect and has a focal fireplace to one side as well as double doors leading into the sitting room beyond. The sitting room sits to the rear of the property and again enjoys a dual aspect including patio doors opening onto the garden. The kitchen is situated beside here, also at the rear of the house and overlooking the garden. There are a range of fitted base and wall units with integrated appliances that include a dishwasher, an eye-level combination oven, a four-ring induction hob and a microwave. A separate utility room sits to the right-hand side as you enter the kitchen with space and plumbing for a washing machine, a fridge and further base and wall cupboards. A handy cloakroom and external doorway are also accessed from the utility room. Via the external utility room is a covered walkway that provides access to the attached garage, which is an excellent storage space, and it benefits from an up and over door, power and lighting. Completing the downstairs accommodation is a further room that is currently used as a study but would be an ideal third bedroom if required. This room has the added benefit of built in wardrobes and overlooks the pretty garden at the front of the house.

On the first floor are the two principal bedrooms that both benefit from en-suite shower rooms with an electric shower, wash basin and W.C. The bedrooms are of a generous size with fitted cupboards and further space for bedroom furniture.

Externally, to the rear of the house is a private, tranquil garden bordered by mature hedging and trees. There is a patio area directly against the house which is a perfect spot to enjoy the peaceful surroundings. A paved path leads alongside the lawn to a charming summer house and additional patio terrace, whilst to the opposite side of the garden is a greenhouse and planted beds with a pathway to access the front garden. To the front is a paved driveway providing off-street parking for multiple cars, plus a small, planted area comprising well-maintained shrubs.



We are informed that the property is connected to all mains services; gas, electricity, drainage and water. Council Tax band E (Cotswold District Council). The property is freehold.

EPC – D(58).

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.

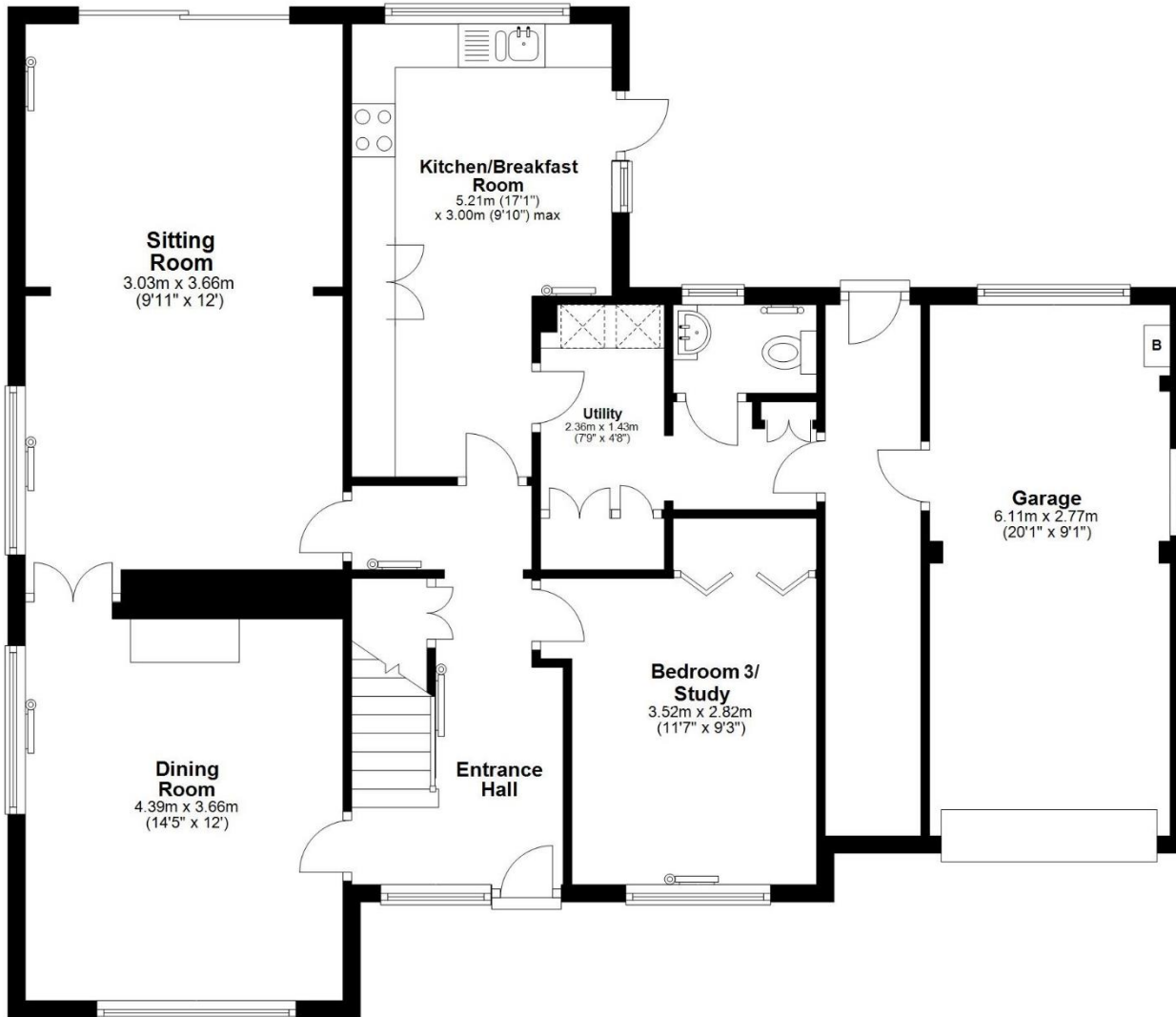
Kemble station, a mainline to London Paddington, can be reached just c.7 miles North, and both the M4 and M5 are equidistant to the south and west, respectively, giving convenient transport links to Bath, Bristol and London.

Guide Price £625,000



Ground Floor

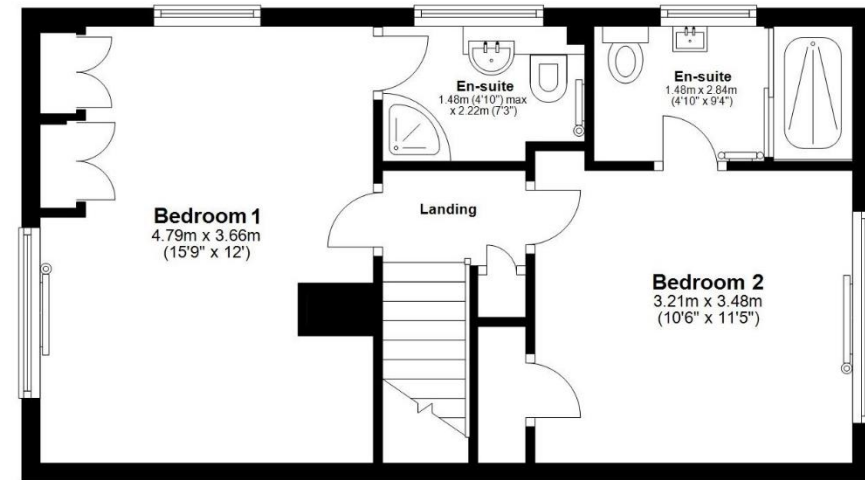
Main area: approx. 87.5 sq. metres (941.3 sq. feet)
Plus garages, approx. 16.9 sq. metres (182.1 sq. feet)



Main area: Approx. 130.1 sq. metres (1400.9 sq. feet)
Plus garages, approx. 16.9 sq. metres (182.1 sq. feet)

First Floor

Approx. 42.7 sq. metres (459.5 sq. feet)



Tetbury Office
2 London Road
Tetbury
GL8 8JL

Town and Country Specialists

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

