

hunter
french



62 Brays Avenue, Tetbury, Gloucestershire GL8 8FR

This modern three-bedroom, semi-detached home is situated in the attractive Highfields development towards the northern side of Tetbury. It is beautifully presented throughout and offers a generous sized garden, single garage and off-street parking.

Highfields is a residential development comprising an attractive collection of modern Cotswold homes, all within walking distance of both the town's schools, essential amenities and yet bordering the idyllic Gloucestershire countryside. This three-bedroom property has been beautifully decorated throughout to create a contemporary style family home.

Entering the property into the welcoming hallway, doors lead to the kitchen, sitting room and cloakroom, plus stairs to the first floor. The home has been tastefully decorated by the current owners with stylish panelling and feature walls throughout. The kitchen is positioned at the front of the house and has a selection of modern cream wall and base units with a grey laminate worktop. It is fully fitted with integrated appliances to include a dishwasher, washing machine, fridge/ freezer, gas hob and an eye level fan assisted oven.

Continuing along the hallway, the cloakroom sits centrally on the ground floor, comprising a white W.C and basin suite. The sitting room is well proportioned and located across the rear of the house. This room has French doors opening out to the back garden and is a generous size with plenty of natural light coming in from the large windows and doors overlooking the garden. There is ample space for both a sitting and dining area with room for a dining table and chairs to one side. There is also the useful addition of an under stairs storage cupboard accessed from this room.

Stairs rise to the first floor where there are three bedrooms, family bathroom, useful airing cupboard housing the boiler and access to the loft. The Master bedroom is a generous double size with space for a wardrobe and benefits from an en-suite bathroom with a large walk-in shower. This is partly tiled with a wash basin and W.C. The second bedroom is a good-sized double room with space for a large wardrobe and the third bedroom is perfect for a nursery or home office with wonderful views over the rear garden. Completing the first-floor accommodation is a large family bathroom, consisting of a bath with a shower fixture, wash basin, W.C and towel rail.

Externally, to the rear of the property is a fantastic sized garden enclosed by fencing. There is a patio area along the rear of the house and a level lawn stretches across a large area of the garden. To the far corner is a further private patio seating area and there is access via a door into the garage. To the front of the property are shrubs and estate fencing with a rambling rose and beautiful Wisteria around the front door. There is a single garage with power and light and driveway parking for one vehicle in front of the garage.



We believe the property is connected to mains services such as; Gas, electricity, drainage and water. The property is subject to an annual service charge for the up keep of the development. The property is freehold. Council tax band C (Cotswold District Council).

EPC – B(84).

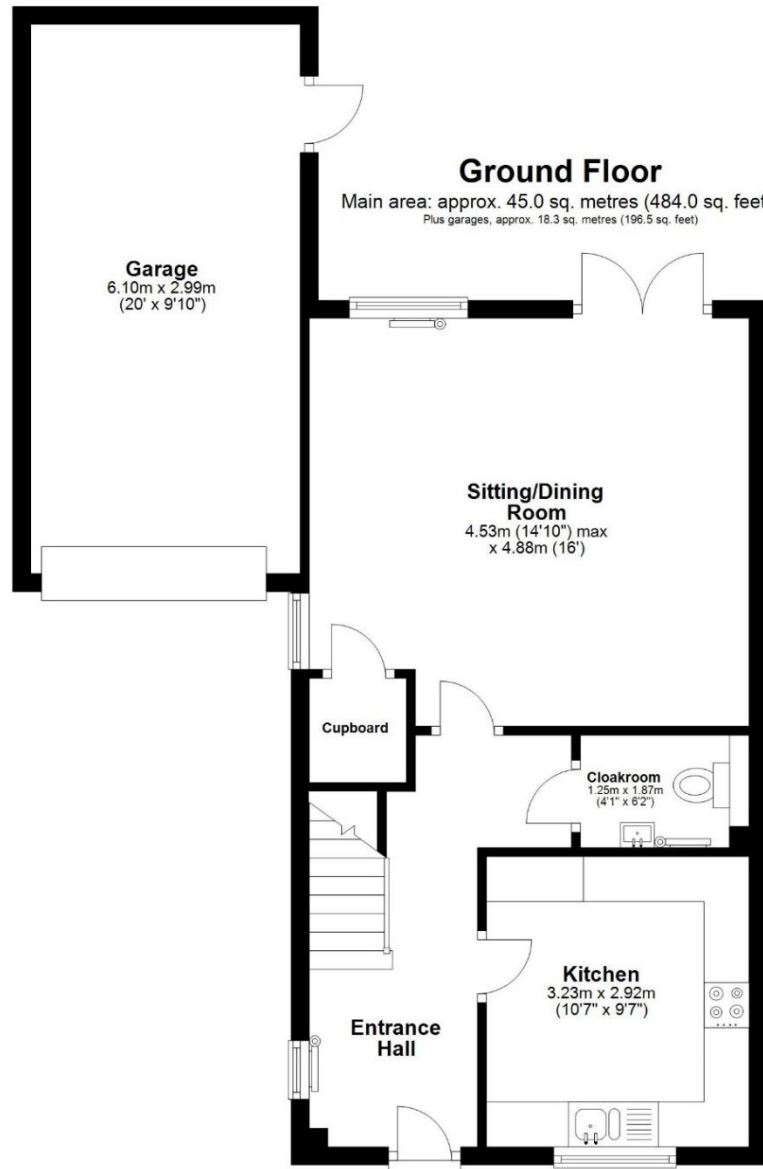
Tetbury is an historic Wool town situated within the Cotswold Area of Outstanding Natural Beauty. The town is known for its Royal association to HRH The Prince of Wales, who resides at nearby Highgrove House. It has a highly anticipated and well attended, annual Woolsack Race held each May on Gumstool 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 £415,000



Main area: Approx. 89.9 sq. metres (967.9 sq. feet)
Plus garages, approx. 18.3 sq. metres (196.5 sq. feet)



First Floor
Approx. 45.0 sq. metres (484.0 sq. feet)

