

hunter
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19 Northlands Way, Tetbury, Gloucestershire, GL8 8YT

A fabulously updated and presented two-bedroom property occupying a peaceful location with the benefit of a westerly facing rear garden and off-street parking.

This great home really is a turn-key property having undergone a full update by the current owner within the last two years. The property forms part of a mature 1990's development, built by Bloor Homes, and is a fantastic location within easy reach of Tetbury's amenities as well as steps away from walks into the countryside. The accommodation features some beautiful finishing touches such as plantation shutters fitted throughout, plus oak internal doors and staircase and a tasteful fitted kitchen and bathroom.

The front door opens into a hallway that has been laid with Herringbone wood effect Karndean flooring that continues throughout the whole ground floor. Stairs rise to the first floor, along with a handy downstairs cloakroom, and access to the kitchen at the front and a sitting and dining room to the rear. The kitchen has shaker style wall and base units that are finished with a quartz worktop and splashbacks. Integrated appliances include a fridge/freezer, electric oven, four ring electric hob, slimline dishwasher, washing machine and an eye-level microwave. The sitting room has a set of patio doors opening into the garden, as well as a focal faux chimney breast with a wall mounted electric LED feature fireplace. There is space within this room for both sitting and dining.

On the first floor are two double bedrooms, a bathroom and useful storage cupboard that has been fitted with shelving. There is also a loft hatch with a drop-down ladder. The main bedroom is at the rear of the property overlooking the garden and has a double built-in wardrobe, a panelled feature wall along one side as well as a useful recess. The contemporary bathroom is positioned centrally between the two bedrooms and is beautifully appointed with a white suite that includes a shower over the bath. The W.C and sink are built into vanity unit that provides further storage, and the room is finished with marble effect tiling that give a real luxurious feel. The second bedroom is at the front of the property and also benefits from both a built-in wardrobe and a second storage cupboard.

The property is connected to mains services of electricity, water and drainage. Council tax band C (Cotswold District Council). The property is freehold.

EPC – E(45).



The rear garden has a patio terrace and the majority of the garden is laid to lawn with a raised border running along one side of the lawn. At the far end of the garden there is a second patio terrace with a shed, that has power, as well as a rear access gate leading around to the parking. To the front of the home is an easy maintainable garden laid to shingle with a box hedge along the front boundary. There is off-street parking situated beside the terrace of three houses.

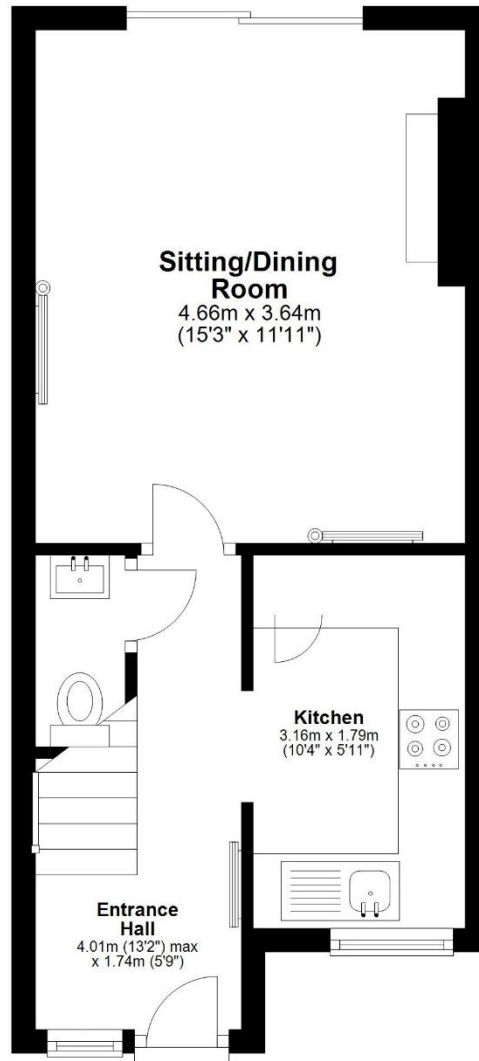
Tetbury is an historic wool town situated within the Cotswold Area of Outstanding Natural Beauty. The town is known for its Royal connection to HM King Charles III, and his association to nearby Highgrove House. It has a highly anticipated and well attended, annual Woolsack Race held each May on Gumstool 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 £315,000



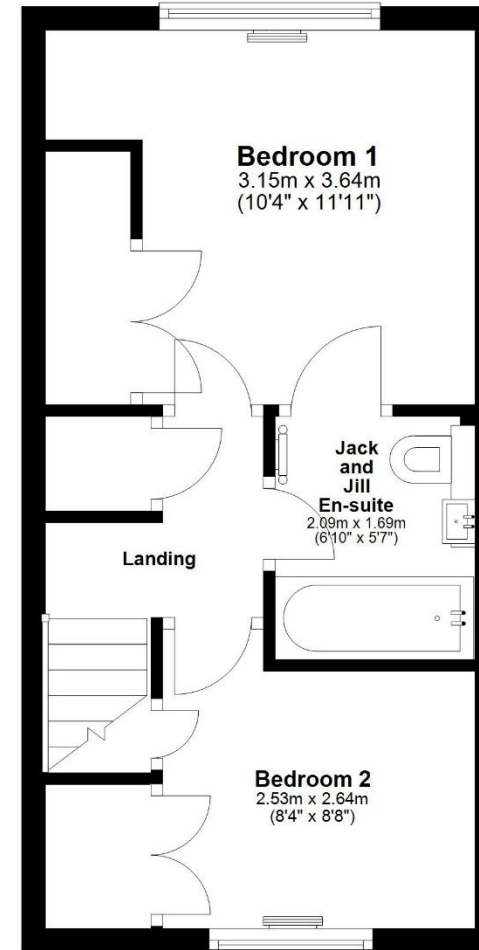
Ground Floor

Approx. 30.1 sq. metres (323.9 sq. feet)



First Floor

Approx. 27.6 sq. metres (297.6 sq. feet)



Total area: approx. 57.7 sq. metres (621.5 sq. feet)