

hunter  
french



56 Longtree Close, Tetbury, Gloucestershire, GL8 8LW



A three-bedroom, semi-detached home offering well-presented and extended accommodation along with off-street parking and a south facing rear garden.

Longtree Close is a maturing cul-de-sac of homes built in the 1980's and situated on the outskirts of Tetbury that is a convenient short stroll to the town centre as well as being just steps away from some lovely countryside walks. The property has been lovingly extended and updated by the current vendors to now offer open-plan accommodation with a practical layout, set across two stories.

The ground floor is entered into via the front door the opens into the entrance hallway. There is useful space for shoe and coat storage along with coat hooks plus stairs to the first floor and a door into the living area. The majority of the ground floor is an open-plan sitting, dining and kitchen area that enjoys a dual aspect with windows to both the front and rear. The room has a wooden effect, laminated floor that runs throughout. The front half of the room is a natural sitting area where there is space for sofas and a recess on the wall to hang the TV. The kitchen is fitted across the rear of the room and has a tasteful range of fitted wall and base units, which has a peninsular that provides a dining bar for four people to sit comfortably. There is space for a freestanding range cooker along with integrated appliances that include a dishwasher and fridge freezer. Beside the living room is a utility space as well as a handy downstairs W.C. The utility room is a great space for kicking off muddy shoes and provides further fitted storage along with an integrated washing machine and under-counter freezer. There is a pedestrian door to the rear garden. Completing the ground floor is a storage area into which has an electric garage door at the front creating an ideal space for both bike, garden and general household storage. The gas central heating combination boiler is housed in this space too.

Rising up the stairs to the first floor there is a landing area which has doors to the bedrooms, principal bathroom and a useful store cupboard. There are three bedrooms, two of which are comfortable double size. The main bedroom benefits from an accompanying en-suite shower room. The shower room is finished with stylish tiling and a suite comprising a vanity unit with inset sink and W.C, plus a spacious shower cubicle. Bedroom two has fitted wardrobes whilst bedroom three is a spacious single room which the current owners use as a home office. The main bathroom completes the first floor and has a contemporary finish with a white suite that includes a shower over the bath.

Externally, there is a level low maintenance garden to the rear which has a patio terrace across the rear of the house and the remainder is laid to lawn and bounded by a feather-board fence. To the front there is a driveway with off street parking for up to three vehicles.





We are informed the property is connected to mains services such as: Gas, electricity, water and drainage. Council tax band C (Cotswold District Council). The property is freehold.

EPC – C (75).

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.

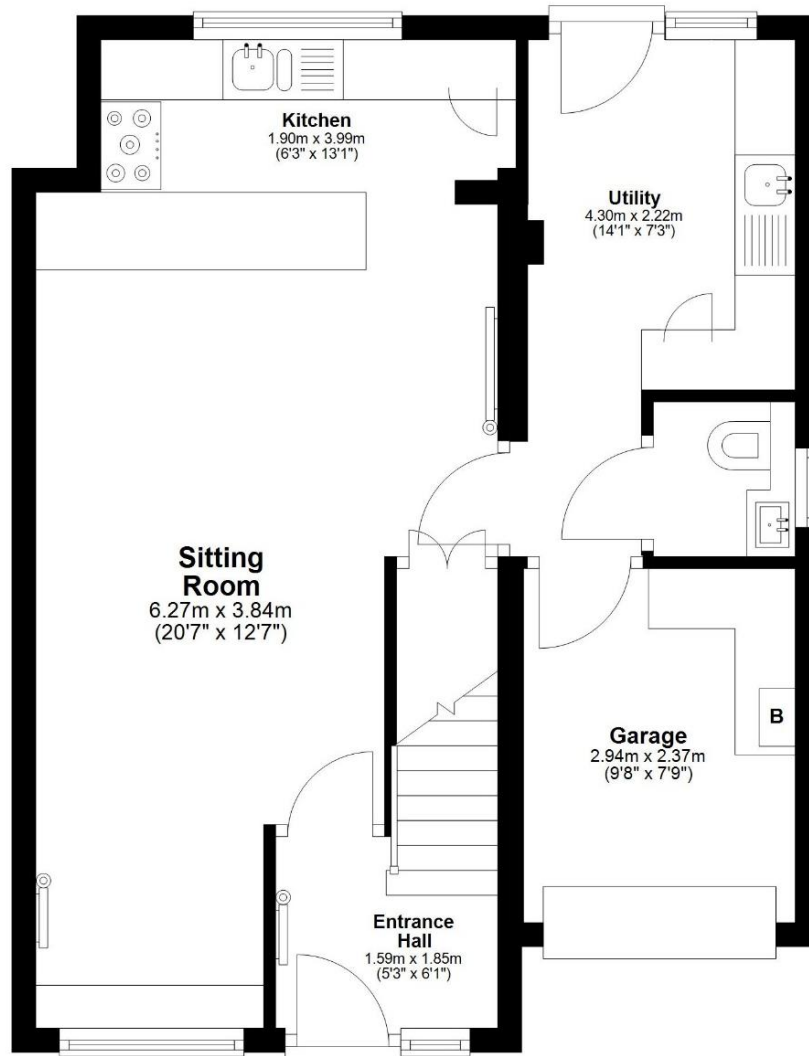
# Guide Price £375,000



## Ground Floor

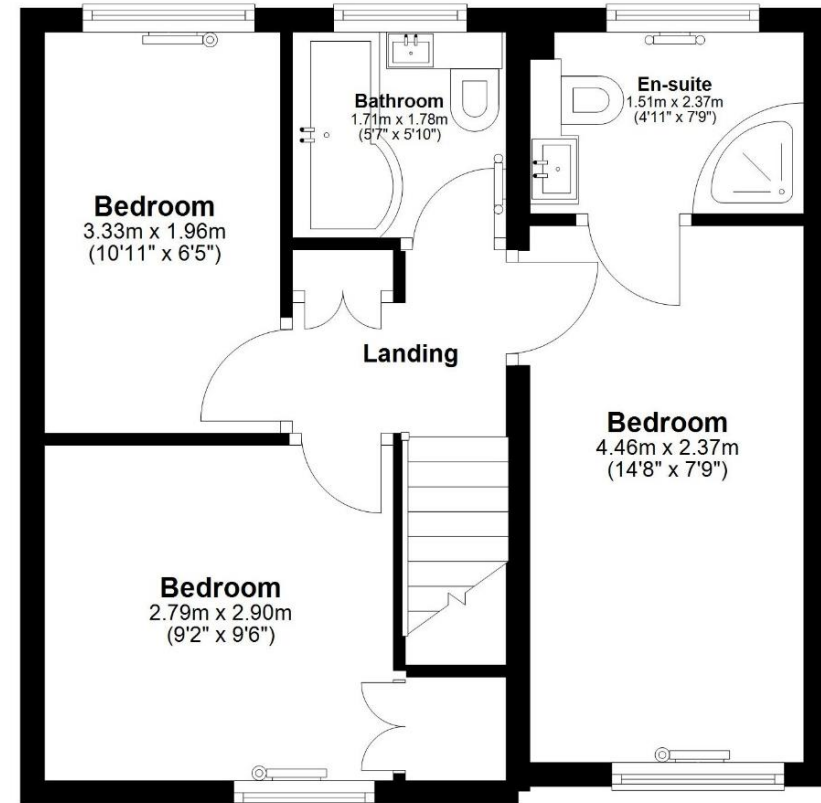
Main area: approx. 41.5 sq. metres (446.3 sq. feet)

Plus garages, approx. 7.0 sq. metres (75.2 sq. feet)



## First Floor

Approx. 38.9 sq. metres (418.6 sq. feet)



Main area: Approx. 80.4 sq. metres (864.9 sq. feet)

Plus garages, approx. 7.0 sq. metres (75.2 sq. feet)

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