

hunter
french



Yandina, The Berrells, Berrells Road, Tetbury, Gloucestershire, GL8 8ED

Tucked away off Berrells Road in Tetbury, this immaculate three-bedroom bungalow with a large garden is a real gem.

Yandina is a well-presented bungalow situated in a quiet location within walking distance to Tetbury town centre. It has been home to the current owners for 15 years and benefits from three good sized bedrooms, a large driveway and fantastic lawned garden.

The property is entered into via an enclosed porchway with plenty of space for hanging coats. This leads through to the hallway which is laid with the original parquet flooring and provides access to all rooms. The kitchen is to the rear of the house and is a generous size with a dining area to the far side. There is plenty of space for a table and chairs overlooking the rear of the property. The kitchen consists of cream wall and base units with wooden work tops and benefits from a useful breakfast bar providing further seating. Integrated appliances include a double oven and an electric hob and there is space for dishwasher, washing machine and fridge/freezer. This room is a fabulous entertaining space filled with plenty of natural light. A useful storage cupboard is to the left-hand side of the kitchen which also houses the boiler. Leading through the kitchen is a rear porch property providing further storage and there is access through to the driveway and parking. To the front of the property is the sitting room which has dual aspect windows and overlooks the wonderful, manicured garden. A wood burner sits centrally which is the focal part of this room and there is plenty of space for sofas and furniture.

Continuing along the hallway, the family bathroom is reached on the right-hand side. This comprises a large free-standing walk-in shower, wash basin and W.C. To the rear of the property is the main bedroom which benefits from a useful ensuite comprising a wash basin and W.C. Bedrooms two and three are to the front with views over the garden. One of these rooms is a good-sized double with space for a storage unit and bedroom three could be used as a study or a single room.

Externally, the garden is extremely private with beautifully maintained lawns, a wildlife pond and filled borders with a variety of plants and shrubs. At the far end is a tall hedge with an archway and a gate leading onto Berrells Lane. To the rear of the property is a large, gravelled driveway with plenty space for parking accessed via a lane to the side of the house.



The property is connected to all mains services; gas, electricity, water and drainage. Council tax band E (Cotswold District Council). The property is freehold.

EPC – D(66).

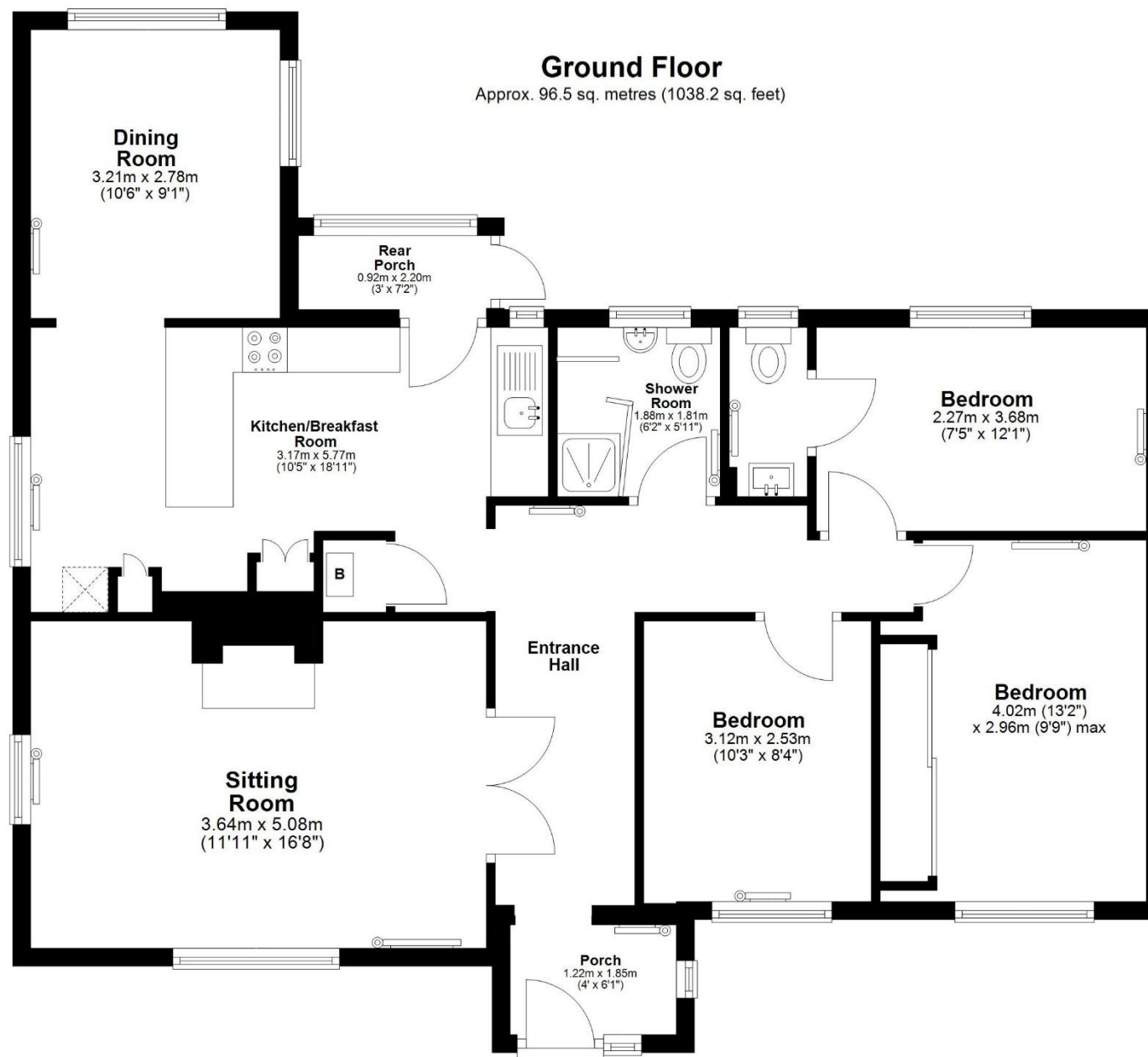
Tetbury is an historic wool town situated within the Cotswold Area of Outstanding Natural Beauty. The town is known for its Royal connection to HM King Charles III, and his association to nearby Highgrove House. It has a highly anticipated and well attended, annual Woolsack Race held each May on Gumstool 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 £685,000





Total area: approx. 96.5 sq. metres (1038.2 sq. feet)

Tetbury Office
2 London Road
Tetbury
GL8 8JL

Town and Country Specialists

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

