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23 Mercer Way, Tetbury, Gloucestershire, GL8 8FH



A modern, semi-detached Cotswold home situated on a maturing development to the northern side of Tetbury. The property features three-bedrooms, off-street parking, a single garage and a pretty rear garden.

Mercer Way is an attractive residential street that sits at the heart of the Amberley Park development in Tetbury, which is a collection of modern homes completed in 2018 by Bewley Homes. This particular property has been under the current ownership since new, and enjoys neutral and practical accommodation set across two floors. There is the benefit of a remaining NHBC warranty, and the property is fitted with modern gas central heating and double glazing throughout.

Entering the property via the front door lead into the welcoming hallway. There is a downstairs cloakroom to one side, as well as stairs beside this that rise to the first floor with a handy storage cupboard underneath. The kitchen/dining room is situated at the front of the property which comprises a modern kitchen offering an array of fitted wall and base units with the expected range of integrated appliances; an electric oven, gas hob with extractor hood, a dishwasher, fridge freezer and a washing machine. Unlike similar properties on the development, this room benefits a dual aspect with a window to the side elevation as well as one to the front, both letting in loads of natural light. The front half of the room provides space for a dining table. Back through the hallway, a second doorway leads into the rear of the property which is a living room that reaches the width of the house with a window and French doors that open onto the rear garden.

Rising to the first floor there are three bedrooms; two of which are of double size, and the third a single. The master bedroom is found to the rear of the property and benefits a double built-in wardrobe. There is also an accompanying en-suite with a double sized shower cubicle, wash basin and W.C. Bedroom three would also make a good study for anyone requiring to work from home. Completing the first floor is the family bathroom, which comprises a white suite with a handheld shower attachment on the bath and stylish tiling to the wet areas.

At the front of the property a pretty garden is enclosed by an attractive Cotswold stone wall with a pathway leading to the front door. This area is easy to maintain due to planted shrubs, and crushed slate has been laid across the remainder. Beside the house is a block paved driveway that will comfortably park two vehicles ahead of the detached single garage.

The rear garden is a private and enclosed area which is predominately laid to lawn with planted borders along both sides. An extended patio terraces runs across the rear of the property, perfect for outdoor dining and entertaining, and a side gate provides side access to the driveway.





We understand the property is connected to all mains services: gas, electricity, water and drainage. Council tax band D (Cotswold District Council).

Amberley Park is subject to an annual service fee, which maintains the open spaces around the development.

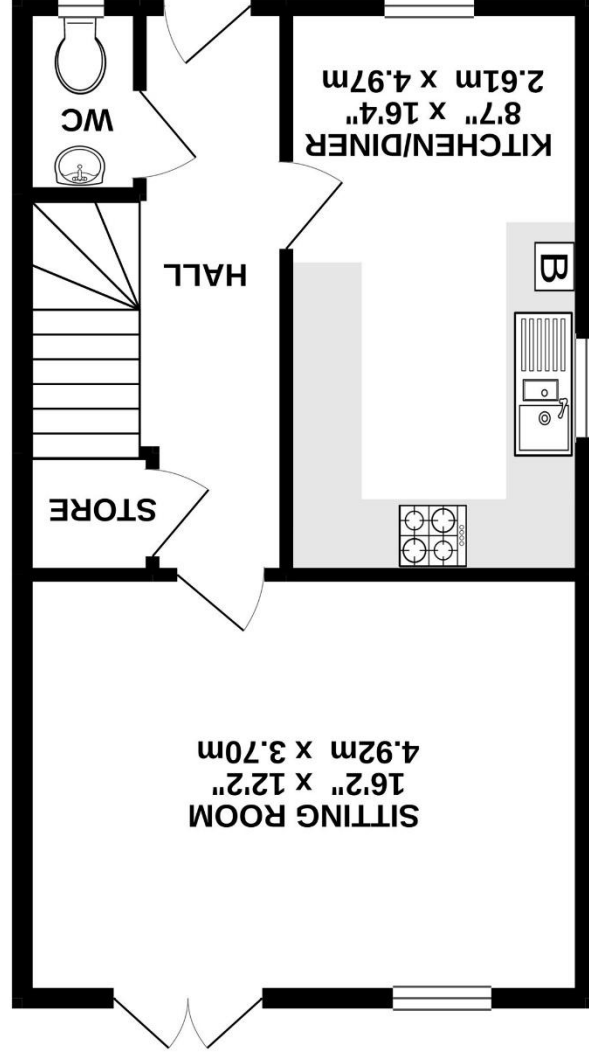
EPC – B (84).

Tetbury is an historic Wool town situated within the Cotswold Area of Outstanding Natural Beauty. The town is known for its Royal association to 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.

## Offers Over £415,000





TOTAL FLOOR AREA : 918 sq.ft. (85.3 sq.m.) approx.

