



hunter
french

10 Northlands Way, Tetbury, Gloucestershire, GL8 8YT

Enjoying a peaceful position in a well-regarded residential area of Tetbury, this three-bedroom home has been tastefully updated throughout in recent years and boasts a lovely rear garden, off-street parking and a garage.

Northlands Way forms part of a 1990's development of homes understood to have been built by Bloor Homes. This particular property has been under the current ownership since 2018 and in these years has been updated throughout to now offer a great home tailored towards modern day life. Its location provides an easy walk of both primary and secondary schools and is nearby many amenities, yet walks into the countryside are found almost opposite the front door.

The front door opens into a handy porch that provides a great area for coat and shoe storage, ahead of a doorway into the kitchen/dining room. This space has been opened up from the former separate rooms to create a pleasant family kitchen with a range of modern fitted units along with an island peninsula and space for a dining table and chairs. The kitchen comprises of the expected range of integrated appliances such as dishwasher, electric hob, electric fan assisted oven and microwave along with space for a fridge/freezer. At the rear of the property is a generous sized sitting room with both a window and glazed sliding doors opening onto the garden.

Rear the head of the stairs is a landing that provides access to the three bedrooms, family bathroom and also a loft hatch with drop down ladder. Two of the bedrooms are of double proportions and both have fitted wardrobes, whilst the third is a single and would make a great home office for anyone working from home. The modern fully tiled, family bathroom is fitted with a white suite including the wash basin and W.C set within a vanity unit, the bathroom benefits from underfloor heating and heated towel rail.

Externally the rear garden is a great size and enjoys a lovely degree of privacy. There is a decked terrace that reaches the width of the garden leading directly out from the house, then a lawn flows onward from here with various shrub and flower borders. There is also a personnel door into the rear of the garage, therefore providing access to the garden separate from the accommodation. At the front is parking for one car ahead of the garage, and a small, low-maintenance garden is bordered by a hedge creating privacy.



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

EPC – C (70).

Tetbury is a 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.

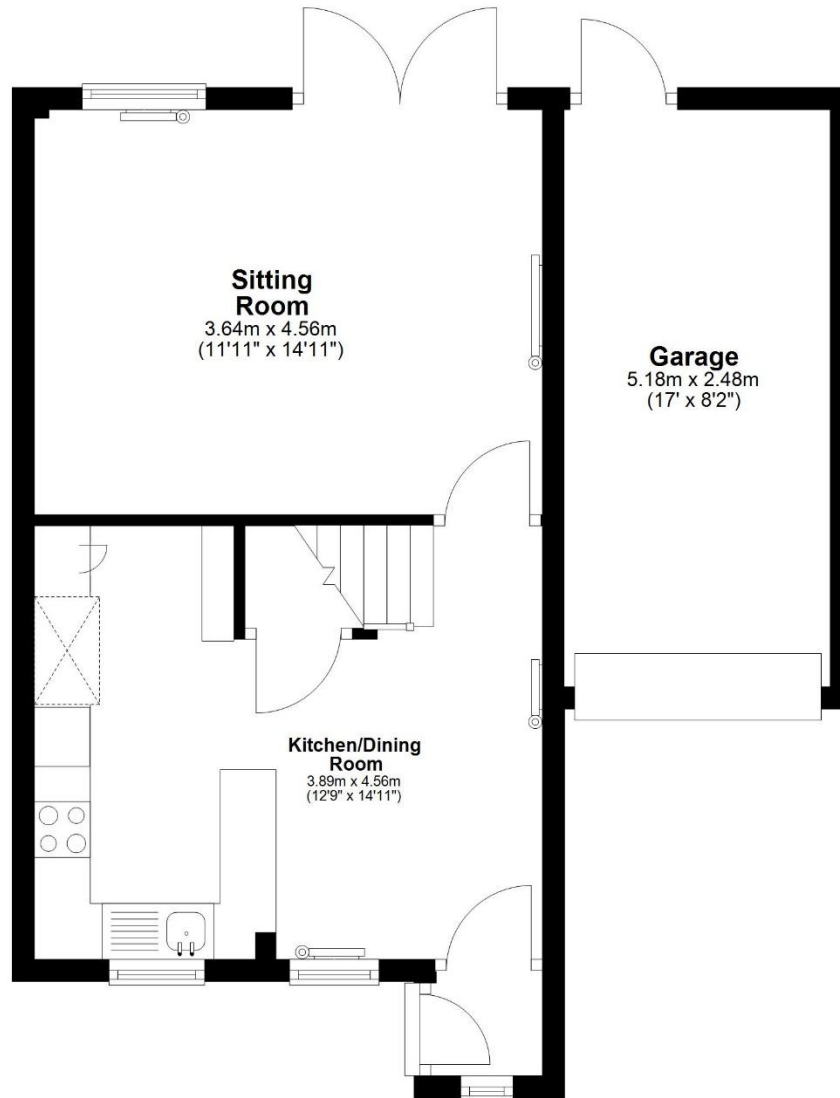
Guide Price £365,000



Ground Floor

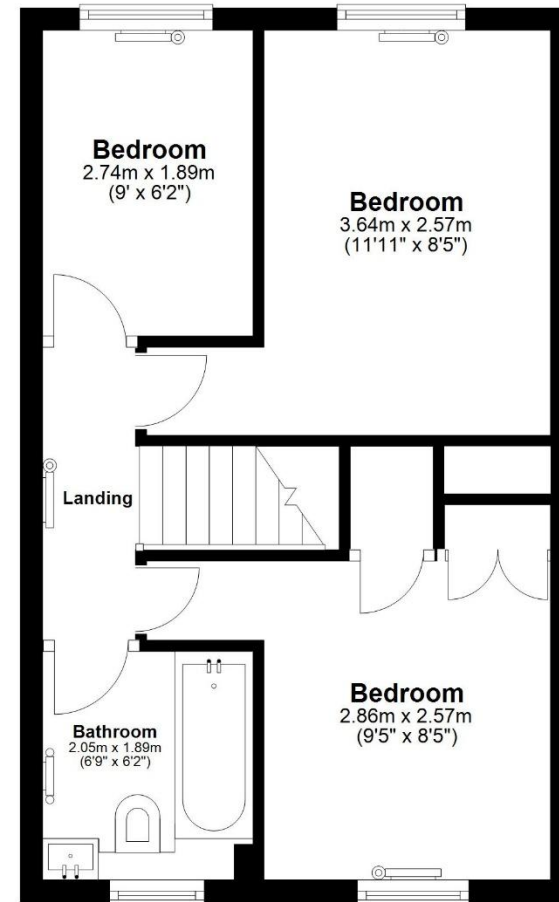
Main area: approx. 35.7 sq. metres (384.7 sq. feet)

Plus garages, approx. 12.9 sq. metres (138.5 sq. feet)



First Floor

Approx. 34.7 sq. metres (374.0 sq. feet)



Main area: Approx. 70.5 sq. metres (758.7 sq. feet)

Plus garages, approx. 12.9 sq. metres (138.5 sq. feet)

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