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Hawthorn House, 6 Cornwall Close, Tetbury, Gloucestershire, GL8 8JD

A handsome four-bedroom end of terrace home, situated in a small cul-de-sac of modern houses within walking distance of the town centre. The property benefits from a low-maintenance rear garden and two off-street parking spaces.

Cornwall Close is a small development of attractive homes built in 2009 by David Wilson Homes. Its position is very favourable, being just a short stroll from the town centre and within easy walking distance of both the primary and secondary schools. This particular property has been home to the current owner since new and has been maintained to an extremely high standard. In total, the property extends to approximately 1,231sq ft.

Hawthorn House is entered via a porch-covered front door into a spacious and welcoming tiled hallway. From here, access on the left leads to the sitting room, which is a fantastic space featuring a focal fireplace with a stone surround and an inset electric fire. The room also benefits from an attractive box-bay window that fills the space with natural light. Glazed double doors flow into the generous open-plan kitchen and dining room, which spans the rear of the house. This room has tiled flooring and provides plenty of space for a dining table and chairs to one end, with the fitted kitchen to the other. The kitchen offers an excellent range of wall and base units, along with integrated appliances including a fridge freezer, washing machine, dishwasher, eye-level electric fan-assisted oven and gas hob. It is finished with a light granite-effect laminated worktop. Also accessed from the hallway is a good-sized storage cupboard and a downstairs cloakroom with W.C, completing the ground floor.

Rising to the first floor, a spacious landing provides access to all accommodation. Bedrooms three and four are the first rooms reached, both single in size, with one currently used as a study. Bedroom one is a well-proportioned principal bedroom located at the rear of the property. It includes an en-suite shower room with shower, W.C and wash basin, as well as a generous walk-in wardrobe. Bedroom two is another large double with built-in wardrobes. The main bathroom is positioned between bedrooms one and two and comprises a white suite with shower over the bath, wash basin and W.C.

Externally, the south-east facing rear garden has been landscaped by the owner for very low maintenance. It features a mixture of paved and gravel areas, along with mature, well-stocked borders.

A pedestrian gate from the garden leads to the rear parking area, which provides off-street parking for two cars. To the front, there is a low-maintenance rockery and shrub area with a paved walkway leading to the front door.



We are informed the property is connected to mains services: water, gas, electricity and drainage. Council Tax Band E (Cotswold District Council). The property is freehold; however, the parking area is subject to a ground rent of £66 per annum.

EPC – C (75).

Tetbury is a historic wool town within the Cotswold Area of Outstanding Natural Beauty. The town is known for its Royal association with HM King Charles III, who resides at nearby Highgrove House. Each May, the town hosts the highly anticipated and well-attended annual Woolsack Race on Gumstool Hill. The charming and quintessential town centre offers a wealth of amenities, including cafés, boutiques, pubs and restaurants. Essential facilities such as a supermarket, primary school and secondary school are also located within the town.

Kemble station, providing a mainline service to London Paddington, is just c.7 miles north, while both the M4 and M5 are equidistant to the south and west respectively, offering convenient links to Bath, Bristol and London.

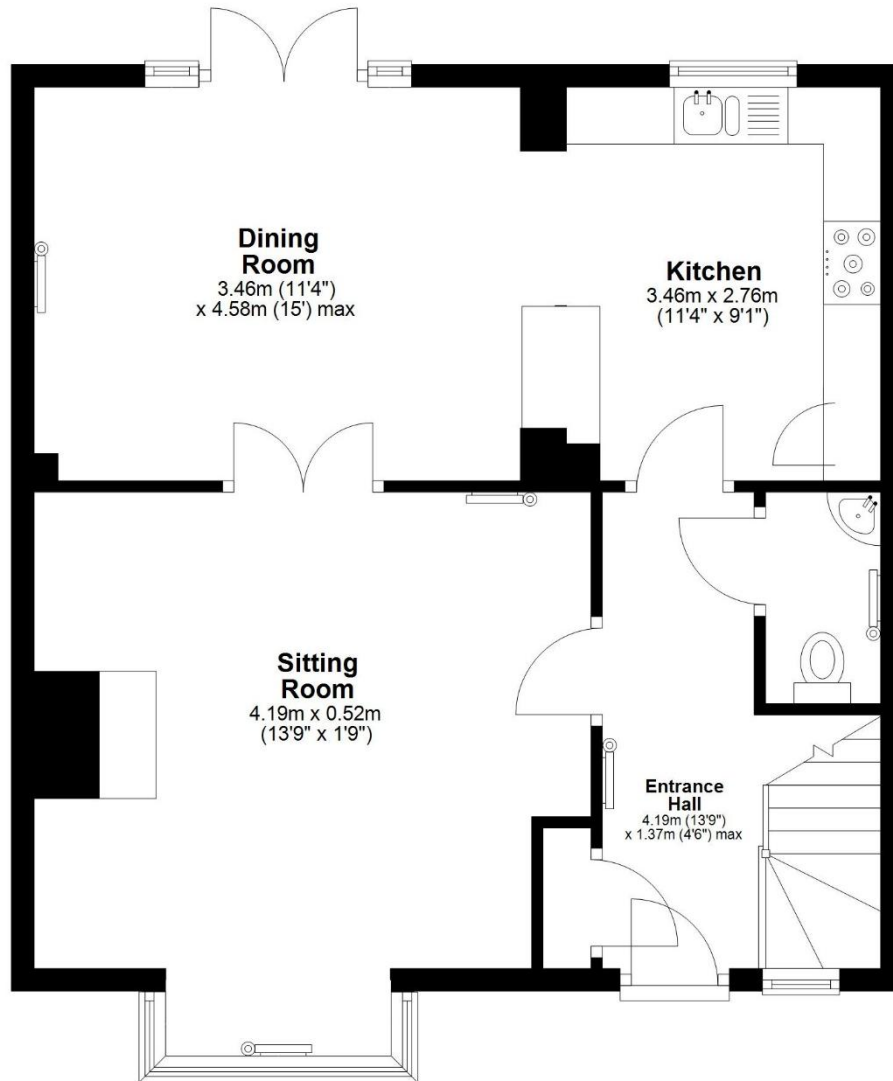


Guide Price £550,000



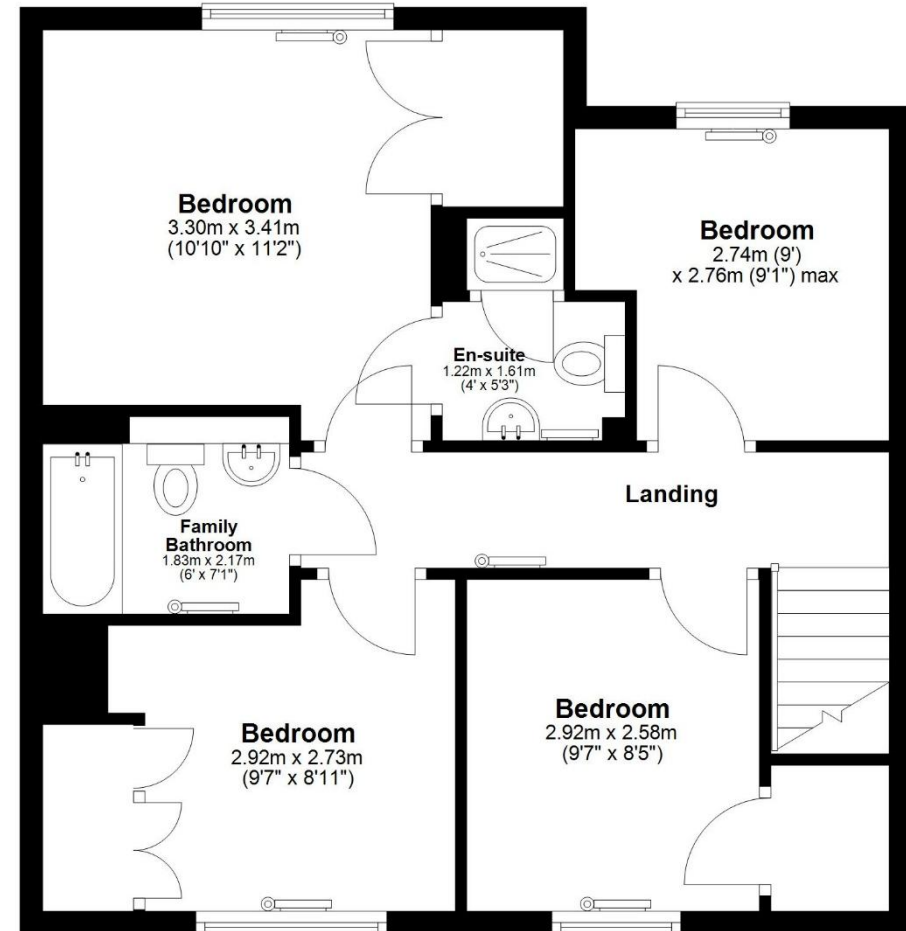
Ground Floor

Approx. 59.2 sq. metres (637.5 sq. feet)



First Floor

Approx. 55.2 sq. metres (594.2 sq. feet)



Total area: approx. 114.4 sq. metres (1231.7 sq. feet)

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