



hunter  
french

12 Northfield Road, Tetbury, Gloucestershire, GL8 8HB



Situated on one of the towns most favoured residential streets, this attractive, three-bedroom semi-detached home has both off-street parking and a south facing rear garden.

12 Northfield Road is part of a collection of period homes understood to date back to the early 1900's. The property has been owned by the current family since 1997 and has been a truly cherished home during these years. The accommodation is well-maintained, but could now benefit from some light updating, whilst offering great scope to create open plan living or to extend to the rear, subject to the relevant permissions.

Entering via the front door leads into a traditional hallway with stairs against the left-hand side rising to the first floor, and doors to access all the ground floor accommodation. There is also a handy downstairs cloakroom situated underneath the stairs. At the front of the property is the sitting room, complete with its Victorian focal fireplace and wooden surround. The room is filled with natural light owing to a large sash window overlooking the front garden. An archway connects the dining room, which has another window looking out to the rear. Both rooms have the traditional picture rails throughout and jointly make a super sociable and entertaining space. The kitchen sits beside the dining room and is fitted with a modern range of wall and base units with space for an electric cooker and a fridge freezer. The back kitchen door leads into a garden room that has been added across the entire width of the house. The larger proportion of this area is a great sunroom and provides a seating area with a pleasant aspect across the south facing garden and a half-glazed door opens onto the patio. The secondary area of the room has been turned into a utility space, comprising further fitted wall and base units along with space and plumbing for a washing machine and houses the wall mounted central heating boiler. A tiled floor runs throughout the space.

On the first floor the property features three bedrooms and a wet-room style shower room. Two of the bedrooms are of double proportions and all three benefit from fitted cupboards.

Externally the front garden has been laid to a mixture of paving and shingle to provide both low-maintenance and off-street parking for two vehicles. A low-level Cotswold stone wall borders to all sides, and a paved pathway runs alongside the property to an access gate into the rear garden. At the rear is a pretty garden that benefits from a completely south facing orientation. A patio area creates a lovely space for garden furniture, which is a great area for outdoor dining during the summer months. The majority is laid to a level lawn and mixed borders run along both sides of the garden including shrubs, flower and mature trees. To the far end is a generously sized shed that benefits power.





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

EPC – D(61).

Tetbury is a 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, whose country home, Highgrove House, is nearby. The charming and quintessential town centre offers a wealth of amenities including cafés, boutiques, pubs and restaurants, alongside essential services such as a supermarket, and both primary and secondary schools.

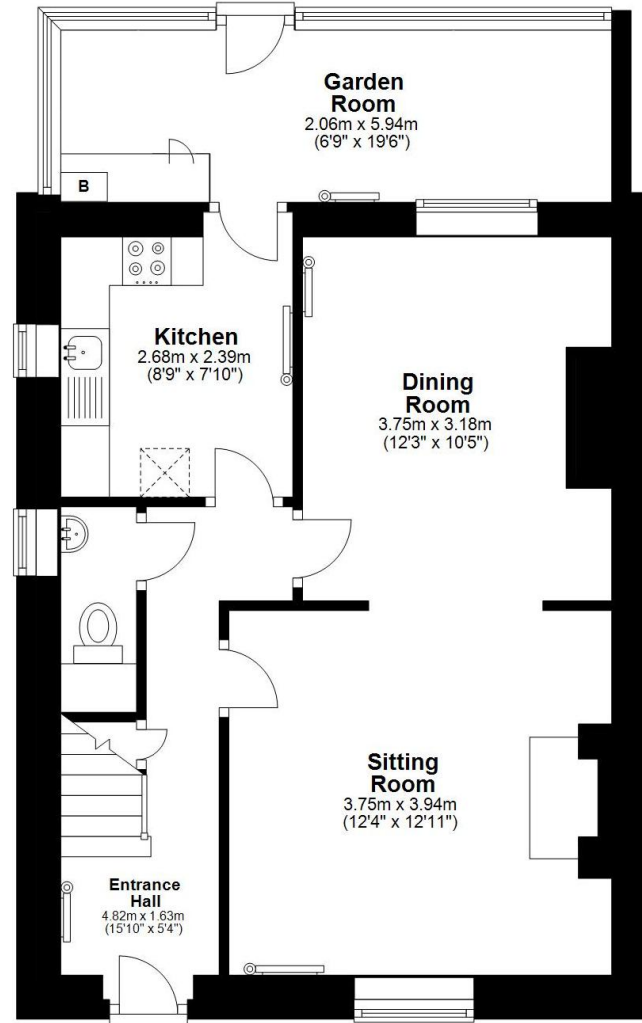
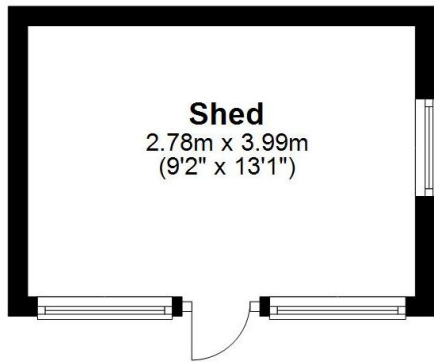
Kemble station, with mainline services to London Paddington, is just c.7 miles to the north, while the M4 and M5 are equidistant to the south and west, respectively, providing convenient transport links to Bath, Bristol, and London.

## Guide Price £485,000



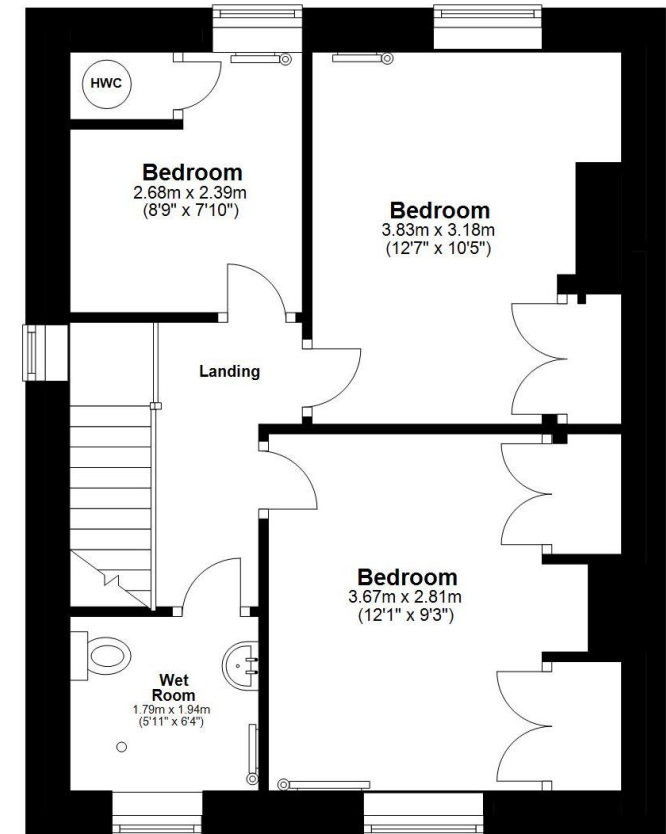
## Ground Floor

Main area: approx. 57.0 sq. metres (613.4 sq. feet)  
Plus outbuildings, approx. 11.1 sq. metres (119.4 sq. feet)



## First Floor

Approx. 44.1 sq. metres (474.6 sq. feet)



Main area: Approx. 101.1 sq. metres (1088.1 sq. feet)  
Plus outbuildings, approx. 11.1 sq. metres (119.4 sq. feet)