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12 Braybrooke Close, Tetbury, Gloucestershire, GL8 8GZ

A modern and beautifully updated three-bedroom semi-detached home, peacefully situated in a leafy cul-de-sac with a southerly facing garden, off-street parking, and a garage.

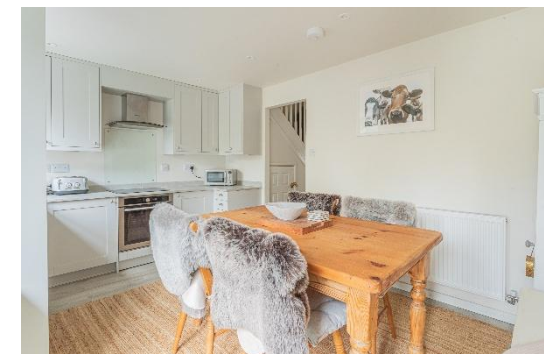
Braybrooke Close is a pleasant cul-de-sac of just twelve homes, understood to have been built in the 1990s. Its convenient location is within a short stroll of the town centre and the Tesco superstore, and moments from scenic walks into the Cotswold countryside. This particular property has been tastefully presented, blending traditional style with all the expected modern-day comforts.

Entering through the front door, the accommodation begins with an entrance hallway providing space for coats and shoes. A useful downstairs cloakroom sits directly off the hall, fitted with a W.C. and wash basin. A door at the end of the hallway leads into the spacious sitting room positioned at the front of the property, featuring an attractive decorative fireplace with a stone surround, creating a warm and inviting focal point. A front window fills the room with natural light, and stairs to one side rise to the first floor.

Across the rear of the house lies the stylish kitchen and dining room, which has been tastefully modernised with classic Shaker-style units complemented by stone-effect worktops. Integrated appliances are fitted throughout, including a dishwasher, fridge/freezer, electric oven and hob, plus a washing machine. There is ample space for a dining table and chairs, making it perfect for both formal entertaining and day-to-day family life. French doors open directly onto the rear garden, extending the living space outdoors during the warmer months.

Upstairs, the spacious landing leads to all three bedrooms and a modern family bathroom, with a loft hatch and fitted ladder above. The principal bedroom is of a double size and is positioned at the front of the property with a double-width fitted wardrobe. The second bedroom is also a double with a fitted wardrobe, while the third bedroom is a single, ideal as a study, nursery, or hobby room. The contemporary bathroom features a white suite with a shower over the bath, a sink set within a handy vanity unit, and a heated towel rail.

Externally, the south-facing rear garden is designed for easy maintenance, featuring a combination of patio and artificial lawn, plus a shed at the far end. The garden is fully enclosed with fencing, making it a secure space for pets or children, with a side gate providing external access. To the front, the property benefits from a single garage in a block opposite the house, with further off-street parking directly in front. The garage has a manual up-and-over door.



We are informed that the property is connected to all mains services: gas, electricity, water, and drainage. Council Tax Band: D (Cotswold District Council). Tenure: Freehold.

EPC: D - (65).

Tetbury is a historic wool town within the Cotswold Area of Outstanding Natural Beauty. The town is well known for its Royal connection to HM King Charles III, whose country home, Highgrove House, is nearby. The charming 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.

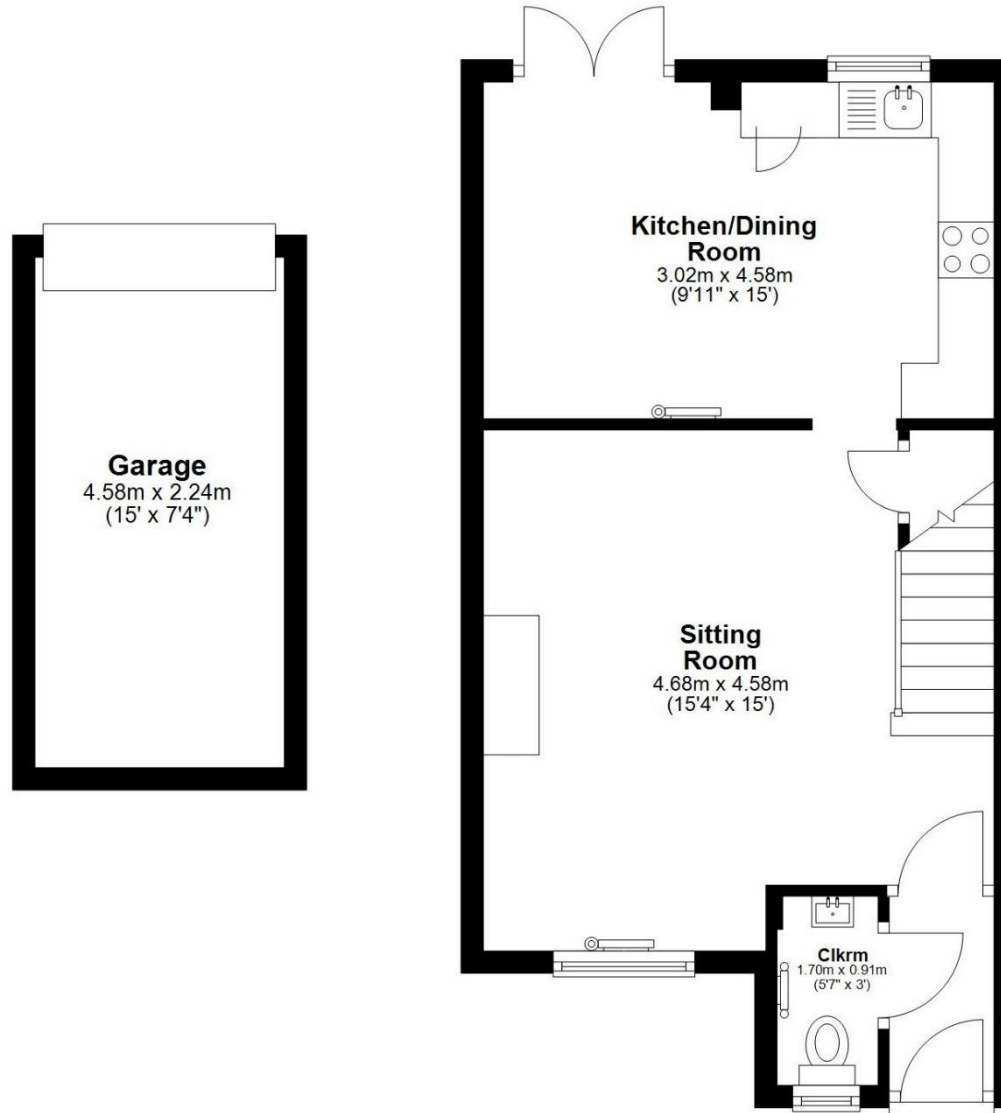
Kemble station, with mainline services to London Paddington, is approximately seven miles to the north, while the M4 and M5 motorways lie equidistant to the south and west, respectively, providing convenient transport links to Bath, Bristol, and London.

Guide Price £425,000



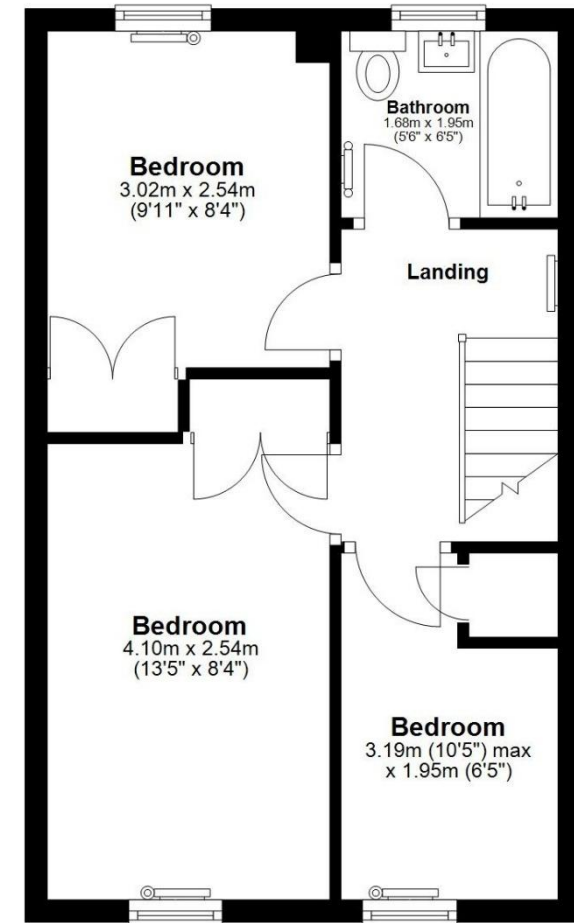
Ground Floor

Main area: approx. 38.1 sq. metres (410.0 sq. feet)
Plus garages, approx. 10.3 sq. metres (110.3 sq. feet)



First Floor

Approx. 36.1 sq. metres (388.3 sq. feet)



Main area: Approx. 74.2 sq. metres (798.3 sq. feet)
Plus garages, approx. 10.3 sq. metres (110.3 sq. feet)