



hunter
french

30 Cornwall Close, Tetbury, Gloucestershire, GL8 8JD

Enjoying a super convenient position in Tetbury, this modern four-bedroom home boasts spacious living accommodation and a low-maintenance rear garden plus a single garage and off-street parking.

Cornwall Close is an attractive and maturing development just a few minutes' walk from Tetbury town centre, along Hampton Street. Known as 'The Hamptons' when being constructed in 2012, the properties were built by David Wilson Homes and sit well within the aesthetic of the town. The current owners have called the property home since 2020 and have beautifully maintained the accommodation during these years. In all, the accommodation reaches approximately 1200sq.ft and is set across two floors.

Entering via the front door, the property opens into a well-proportioned hallway that sets the welcoming tone for the remainder of the property. Stairs rise to the first floor to the right-hand side, with a sizeable storage cupboard underneath, and a downstairs cloakroom with W.C and wash basin sits beside this. The sitting room is to the front of the property and has two windows, both fitted with plantation shutters, and there is a focal fireplace with a stone surround and a gas fire inset. The room provides space for both a seating and dining area if desired or would work well as a larger sitting room. To the rear is a sociable kitchen/dining room. Fitted units run along two sides of the room, complete with wall and base units and the expected range of integrated appliances: a double oven, gas hob, dishwasher and fridge freezer. There is ample room for a dining table to sit centrally, and French doors open to the rear garden. A utility room completes the ground floor accommodation, fitted with further base units, space and plumbing for a washer/dryer and a half glazed back door to the garden. The wall-mounted gas central heating boiler is housed here too.

Upstairs there is a landing that provides access to the four bedrooms, family bathroom and an airing cupboard. A hatch also accesses the loft space, which is partially boarded and complete with a drop-down ladder. All four bedrooms also benefit plantation shutters fitted to the windows, giving a luxurious feel throughout. Three bedrooms are of double proportions and have generous fitted storage, whilst bedroom four is a good-sized single room. The bathroom comprises a white suite with a shower over the bath, and natural tiling to the wet areas.

Externally there is a small area of lawned garden, bordered by attractive metal fencing, to the front along with a pathway to the front door and a pathway leading to a side access gate. At the rear is a low-maintenance space, perfect for extending the accommodation in the warmer summer months. A planted flower and shrub border runs across the rear, and a rear gate opens into the cul-de-sac and provides access to the garage and off-street parking space.



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

EPC – C (74).

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.

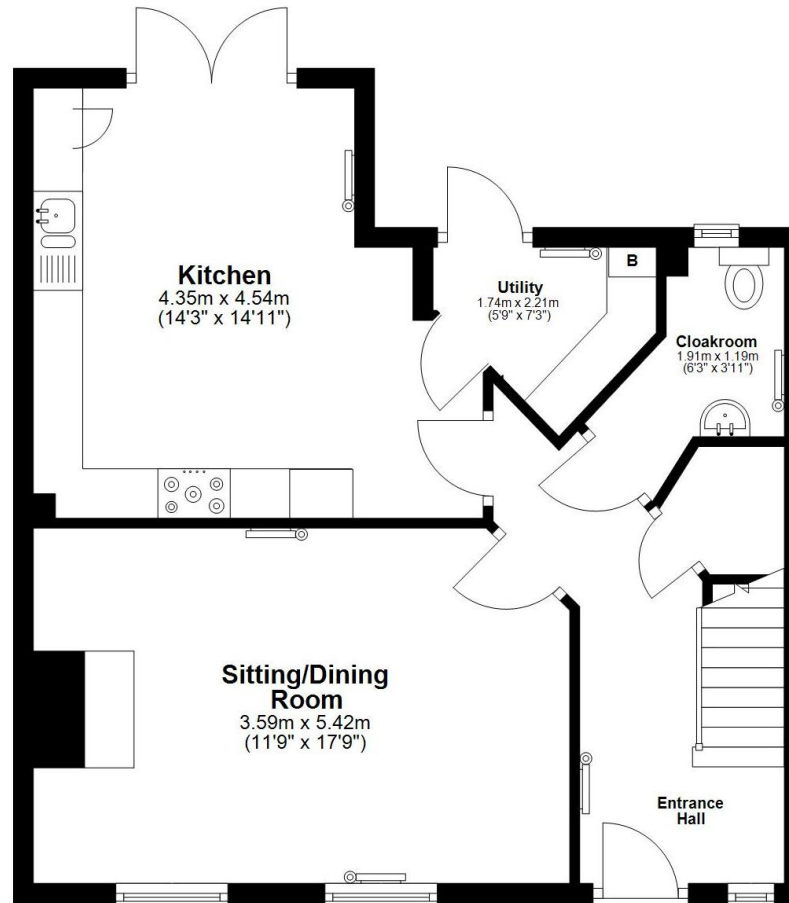
Guide Price £475,000



Garage
2.87m x 6.70m
(9'5" x 22')

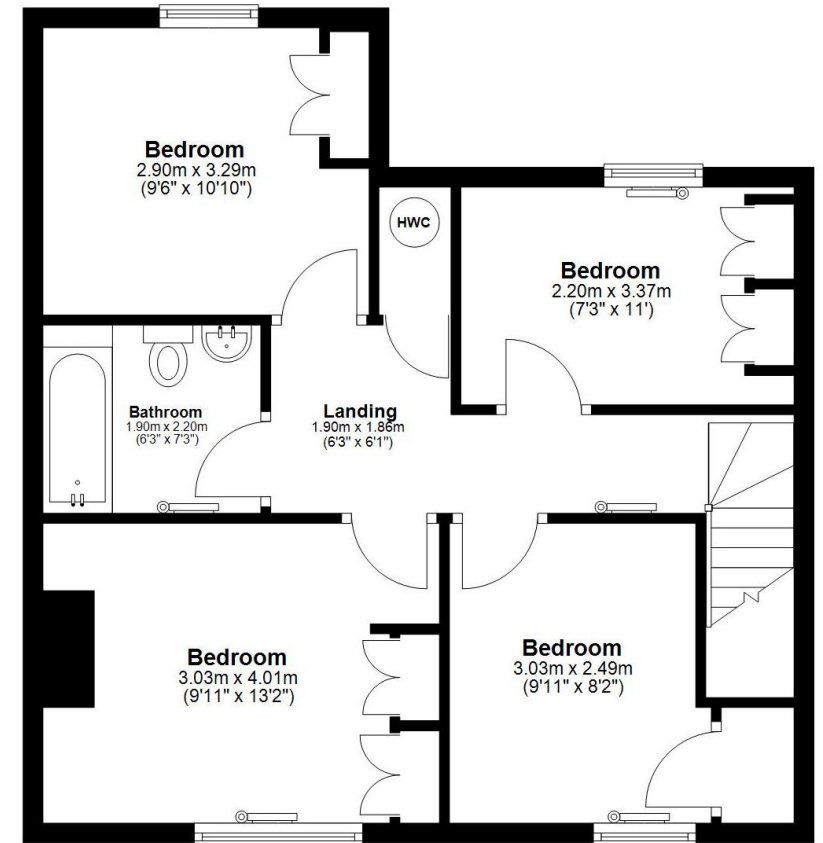
Ground Floor

Main area: approx. 54.0 sq. metres (580.8 sq. feet)
Plus garages, approx. 19.2 sq. metres (207.1 sq. feet)



First Floor

Approx. 54.0 sq. metres (581.7 sq. feet)



Main area: Approx. 108.0 sq. metres (1162.5 sq. feet)
Plus garages, approx. 19.2 sq. metres (207.1 sq. feet)

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