



hunter
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9 Cotswold Close, Tetbury, Gloucestershire, GL8 8RD

A fantastic opportunity to acquire a beautifully appointed, detached four-bedroom family home situated in a peaceful yet centrally located cul-de-sac in Tetbury. Offered to the market with no onward chain.

Cotswold Close is a small cul-de-sac of family homes built by Bloor homes in the early 1990s. This particular property has been updated throughout during its current ownership and extends to approximately 1484sq.ft (including the garage and garden studio) with the further option to enlarge the property, subject to the relevant permissions. The situation within the cul-de-sac is very favourable with an open green space with mature trees directly in front of the house.

Entering via the front door leads into the welcoming hallway that has a decorative tiled floor and space to remove shoes and hang coats. There is initially a downstairs cloakroom adjacent to the front door with a W.C and wash basin. The great sized kitchen/dining room is the first room reached along the hallway and enjoys a dual aspect that fills the room with natural light. There is naturally zoned space for both the kitchen units and a dining area, and a tasteful tiled floor flows throughout the room. The kitchen area is made up of fitted, shaker style wall and base units that provide great storage, finished with a solid wood worktop and white tiled splashbacks. There are integrated appliances fitted that include a washing machine and dishwasher, and there is space for a range cooker and a fridge freezer. This is a super sociable space within the property and a fully glazed back door opens onto the garden to extend the space further during the warmer months. Accessed back from the hallway, the sitting room is a wonderful room spanning the full depth of the property with a large window to the front and a garden room extension to the rear. There is a focal gas fireplace in the sitting room along with ample space for sofas, plus a further seating area in the garden room along with a bi-folding door to the garden. Solid wood flooring has been laid throughout this space giving a beautifully seamless finish. An understairs cupboard accessed from the corner of the sitting room completes the ground floor.

Rising up the stairs to the first floor is a light filled landing that provides access to all the first-floor rooms. Bedroom one is a spacious double room, with space for freestanding bedroom furniture and a large picture window overlooking the rear garden. An ensuite shower room accompanies the main bedroom with large walk-in shower, W.C and wash basin. This room is partly tiled and has a heated towel rail. Bedroom two is another good sized double room and bedrooms three and four are of a single size and would make great study spaces or a nursery. The main bathroom is partly tiled with a freestanding claw foot roll top bath, walk-in double size shower, W.C, wash basin and a towel rail.

Externally there is a great sized, level rear garden that enjoys a good level of privacy. The garden benefits a southerly aspect and has a mixture of both decking and a sandstone patio terrace that creates a space for table and chairs for outdoor dining and entertaining. There is a lawn that fills the centre of the garden, along with raised shrub and flower borders.



To the far end of the garden is a timber built, detached studio that is currently utilised as a work from home space. This home office is a great addition and has been fully insulated along with lighting and power. There is smaller garden storage area attached to this studio. Adjacent to the house is a single garage which has been turned into a wonderful gym/studio area with an electric roller shutter door to the front, and door to the rear garden. Within this space is a useful utility cupboard which houses the gas central heating boiler, and further storage can be found in the eaves of the garage.

To the front of the property, there is an initial garden area which is laid to lawn, along with parking for at least two vehicles. A lovely green space sits opposite the property which is a wonderful playing area for children to enjoy within the safety of the cul-de-sac.

We are told the property is connected to mains services of gas, electricity, water and drainage. Council tax band E (Cotswold District Council). The property is freehold.

EPC – C (72).

Guide Price £645,000

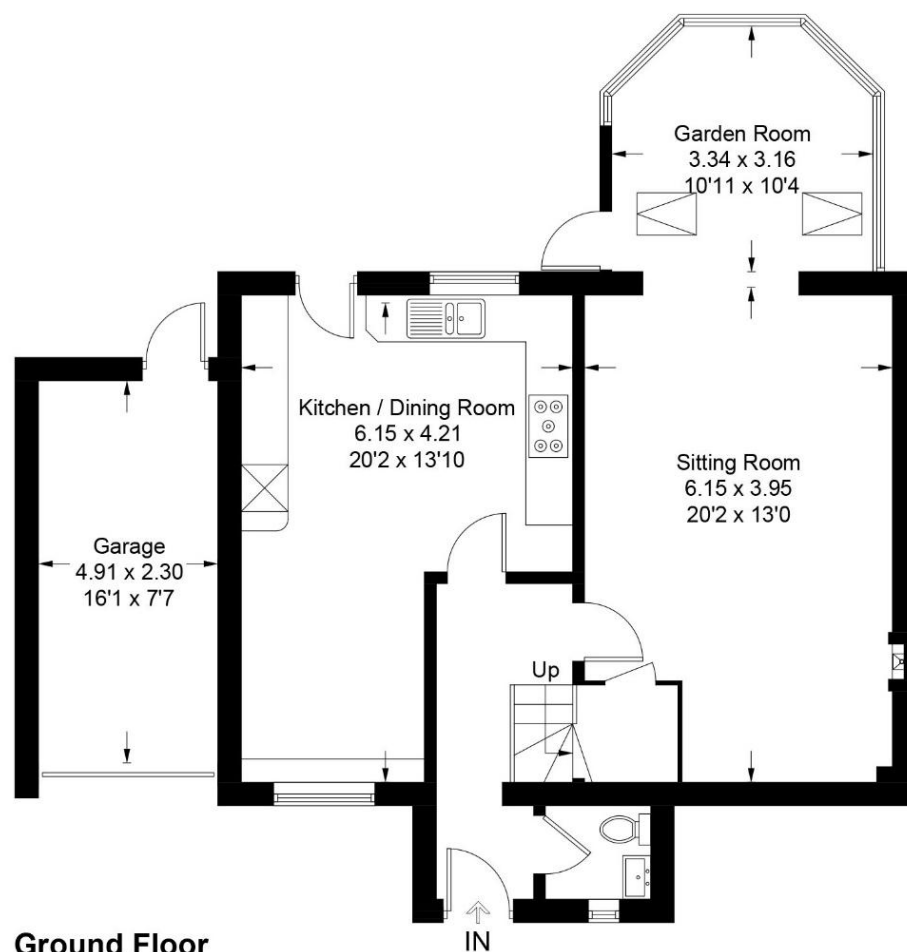


Approximate Gross Internal Area = 116.4 sq m / 1253 sq ft

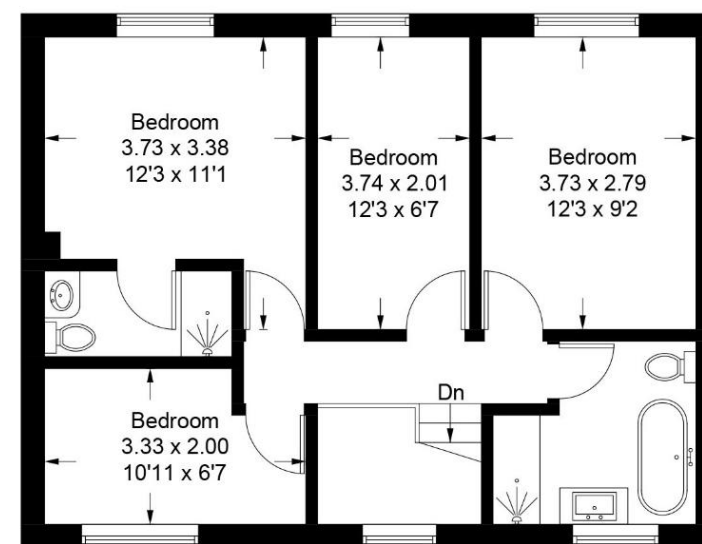
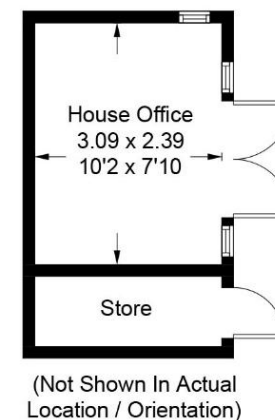
Garage = 11.4 sq m / 123 sq ft

Outbuilding = 10.0 sq m / 108 sq ft

Total = 137.8 sq m / 1484 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1188896)