

hunter
french



Yandina, The Berrells, Berrells Road, Tetbury, Gloucestershire, GL8 8ED

Tucked away off Berrells Road in Tetbury, this detached bungalow with a large garden is a real gem, offering not only comfortable single-storey living but also excellent scope to extend or create additional accommodation, including the potential for a loft conversion (subject to the necessary consents).

Yandina is a well-presented bungalow situated in a quiet location within walking distance of Tetbury town centre. It has been home to the current owners for 16 years and benefits from three well-proportioned bedrooms, a driveway and a fantastic lawned garden. The generous plot and bungalow layout provide an exciting opportunity for future enlargement, whether by extending to the rear or reconfiguring and developing the loft space to suit a growing family or those seeking additional living space.

The property is entered via an enclosed porchway with ample space for hanging coats, leading through to the hallway laid with original parquet flooring, which provides access to all rooms. The kitchen is positioned to the rear of the house and is generously sized, with a dining area to the far side and plenty of space for a table and chairs overlooking the garden. Cream wall and base units with wooden worktops are complemented by a useful breakfast bar providing additional seating. Integrated appliances include a double oven and electric hob, with space for a dishwasher, washing machine and fridge/freezer. This bright and sociable room is ideal for entertaining and could also lend itself well to future extension, further enhancing the living accommodation. A useful storage cupboard houses the boiler, and a rear porch provides further storage with access to the driveway.

To the front of the property, the sitting room enjoys a dual aspect with views over the beautifully manicured garden. A centrally positioned wood burner forms an attractive focal point, and there is ample space for a range of furniture.

Continuing along the hallway, the family bathroom is located on the right-hand side and comprises a large walk-in shower, wash basin and W.C. The main bedroom is situated to the rear of the property and benefits from an ensuite with wash basin and W.C. Bedrooms two and three are to the front, overlooking the garden; one is a generous double, while the third would suit use as a single bedroom or home office.

Externally, the garden is extremely private, featuring well-maintained lawns, a wildlife pond and established borders with a variety of plants and shrubs. At the far end, a tall hedge incorporates an archway and gate leading onto Berrells Lane. To the rear of the property is a large, gravelled driveway with ample parking, accessed via a lane to the side of the house. The overall plot size and layout further reinforce the potential for extension or redevelopment, subject to planning permission.



The property is connected to all mains services: gas, electricity, water and drainage.

Council Tax Band E (Cotswold District Council). Freehold.

EPC – D (66).

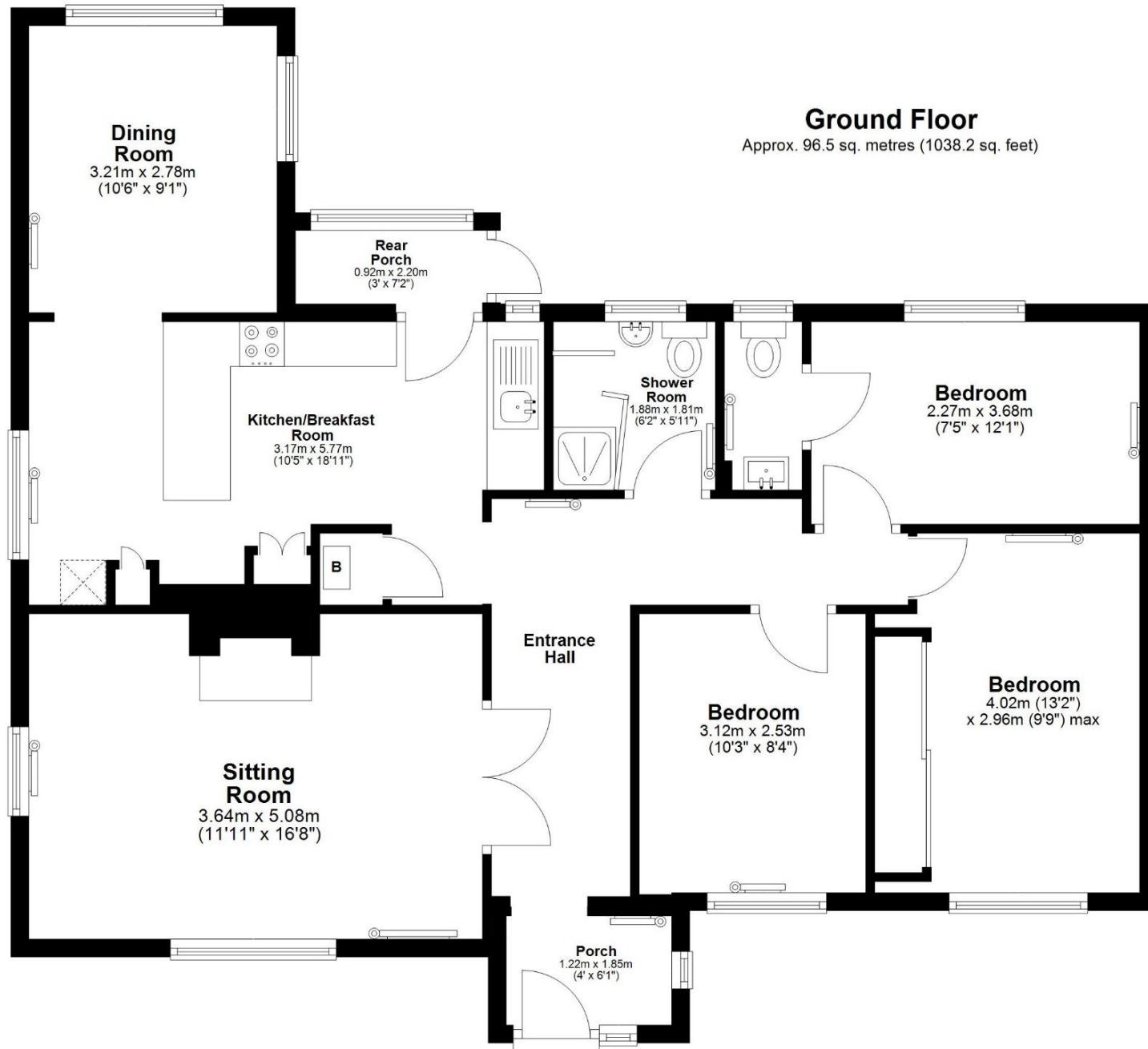
Tetbury is an historic wool town situated within the Cotswold Area of Outstanding Natural Beauty, renowned for its Royal connection to HM King Charles III and nearby Highgrove House. The town hosts the well-known annual Woolsack Race and offers a charming centre with cafes, boutiques, pubs and restaurants. Essential amenities, including a supermarket and both primary and secondary schools, are within the town.

Kemble station, providing a mainline service to London Paddington, is approximately 7 miles north, while the M4 and M5 are easily accessible, offering convenient links to Bath, Bristol and London.



Offers in the Region of £639,000





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