

hunter
french



15 Northlands Way, Tetbury, Gloucestershire, GL8 8YT

Favourably situated in one of Tetbury's peaceful residential streets, this semi-detached home is presented well throughout and benefits from a modern kitchen and bathroom, plus a driveway and single garage. Offered to the market with no onward chain.

Northlands Way forms part of an early 1990's development built by Bloor Homes. The situation offers great convenience of being within walking distance of all Tetbury's amenities, as well as both schools. This particular property has been home to the current owner for four years, but only prior to this underwent improvements throughout including a new kitchen, bathroom and cosmetic decoration, and has been maintained beautifully since.

The ground floor accommodation is commenced via an entrance porch, offering space for hanging coats and storing shoes, ahead of stepping into the kitchen and dining room. This is a sociable and friendly space with ample space for a family dining area, and a range of fitted kitchen units are installed across one end. The units comprise both wall and base cabinets that provide great levels of storage and comprise an integrated oven, electric hob and an extractor fan. There is space and plumbing for a washing machine and fridge freezer. The room has been finished in wooden effect LVT flooring, which flows into the adjoining sitting room giving a seamless finish. The sitting room reached across the rear of the property with both a window and French doors overlooking the garden. There is a focal fireplace with an electric fire inset and a decorative surround.

The stairs are situated to one side of the dining area and rise to a first-floor landing. There are three bedrooms accessed from here; two doubles and a single, plus the family bathroom. Both the double rooms have the benefit of fitted wardrobes and the third would be an ideal study for anyone requiring a home office. The bathroom comprises a white suite, with a shower over the bath, and the room is finished in natural stone effect tiling.

To the rear of the property, the French doors open onto a delightful rear garden. There is a decked terrace that reaches across the property and provides an area for outdoor seating and dining ahead of the remainder being laid to a lawn with various mature shrubs and a silver birch tree in one corner. A personnel door also provides access to the garage, which has power and lighting. To the front is a low-maintenance front garden, laid to shingle, and bordered by a privet hedge. A driveway runs alongside the house up to the single garage.



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

EPC – C(70).

Tetbury is an historic wool town situated within the Cotswold Area of Outstanding Natural Beauty. The town is known for its Royal association to HM King Charles III, who resides at nearby Highgrove House. It has a highly anticipated and well attended, annual Woolsack Race held each May on Gumstool Hill. The charming and quintessential town centre has many amenities to offer including cafes, boutiques, pubs and restaurants. Essential amenities such as a supermarket and a primary and secondary school, are within the town itself.

Kemble station, a mainline to London Paddington, can be reached just c.7 miles North, and both the M4 and M5 are equidistant to the south and west, respectively, giving convenient transport links to Bath, Bristol and London.

Guide Price £385,000



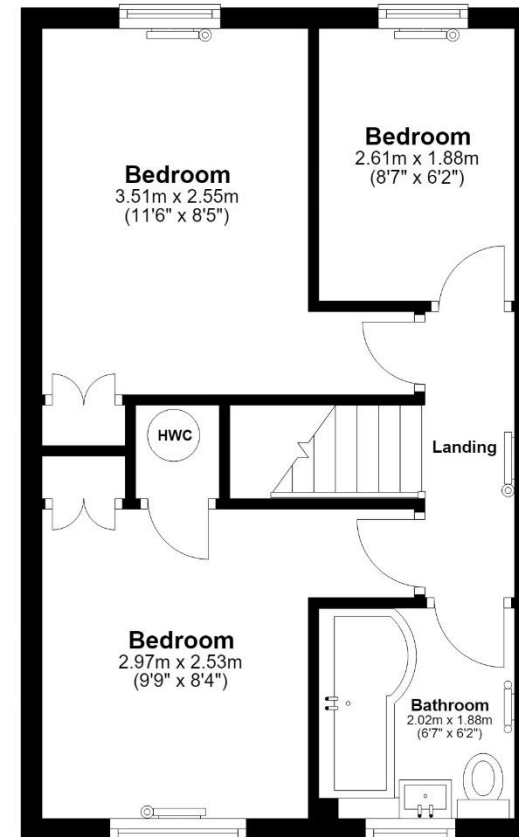
Ground Floor

Main area: approx. 35.3 sq. metres (380.3 sq. feet)
Plus garages, approx. 12.6 sq. metres (136.1 sq. feet)



First Floor

Approx. 34.3 sq. metres (369.5 sq. feet)



Main area: Approx. 69.7 sq. metres (749.8 sq. feet)
Plus garages, approx. 12.6 sq. metres (136.1 sq. feet)