



hunter
french

36 Close Gardens, Tetbury, Gloucestershire, GL8 8DU

Situated in a desirable residential setting, this exceptionally light and well-proportioned three-bedroom semi-detached home offers approximately 1,190 sq. ft. of spacious and versatile accommodation. The property enjoys a south-facing rear garden, off-street parking for two vehicles and the added benefit of a single garage.

An onward purchase has already been found by the current owner, creating a positive position for those looking to move. Having enjoyed the property for approximately five years, the current owner has created a particularly bright, welcoming and comfortable home. Large windows allow an abundance of natural light into the principal living spaces, while the well-planned accommodation provides excellent flexibility for modern family living. Close Gardens is a well-positioned residential cul-de-sac, offering an excellent balance between a peaceful setting and the convenience of having the town’s shops, cafés and everyday amenities within easy walking distance.

The front door opens into an enclosed entrance porch, providing a useful buffer between the outside and the main accommodation. From here, a glazed door leads into the inner hallway, which benefits from an excellent amount of built-in storage. A large three-door cupboard incorporates a hanging rail and shelving above, helping to keep the entrance to the home neat and organised. The generous sitting room is an inviting and naturally bright reception space, entered through a glazed door from the hallway. A feature fireplace houses a remote-controlled electric stove, providing an attractive focal point, with a stone surround set upon a matching hearth. The stove is less than two years old and is included in the sale. Glazed double doors lead through into the adjoining dining room, creating an appealing connection between the two reception spaces. The dining room continues the light and airy feel, with French doors providing direct access to the rear garden. This arrangement makes the room particularly well suited to both everyday family life and entertaining, with a lovely visual and practical connection between the house and garden. The kitchen is arranged in a practical and traditional style, comprising a range of white wall and base units complemented by light-coloured laminate worktops. The cooker, dishwasher, fridge freezer and washing machine are all included in the sale and are less than five years old. A fitted extractor is positioned above the cooker, while ceramic floor tiles provide an attractive and practical finish. There is also access to a useful understairs cupboard.

The ground floor further benefits from an inner lobby, providing access to a separate shower room, the integral garage and the turned staircase rising to the first floor.

The first-floor landing benefits from a large window, filling the stairwell with natural light. There is a loft access hatch, with the loft itself boarded and accessed via a pull-down ladder. Three bedrooms and the family bathroom are arranged around the landing. Bedroom one is positioned to the rear and is a generous double room, with a large picture window enjoying an outlook across the rooftops of West Street and towards the Cutwell Valley. The room also benefits from a good selection of fitted wardrobes. Bedroom two is another well-proportioned double bedroom, with a large window overlooking the front of



the property. There are fitted wardrobes and chest of drawers, together with a cupboard housing the hot water tank and shelving above. Bedroom three is a generous single, providing a versatile additional room that could work equally well as a child's bedroom, guest room, home office or dressing room, depending on individual requirements.

The recently updated family bathroom has been finished with modern marble-effect laminate wall coverings and comprises a contemporary white suite with a shower over the bath. The existing layout also offers the flexibility to replace the bath with a separate shower, should a future owner prefer.

Externally, the property benefits from a low-maintenance frontage, with areas of shingle and tarmac providing off-street parking for two vehicles. The single garage provides further parking or storage and is equipped with an electrically operated roller door, light and power. The rear garden is a particularly appealing feature of the property, enjoying a southerly aspect and providing an excellent outdoor space for relaxing, dining and entertaining. A paved patio creates an immediate seating area, beyond which is a lawned garden bordered by a selection of established shrubs. To the rear corner, a gravelled area provides an additional seating space beneath a wooden pergola. The current owner has also added a particularly useful electrically operated, remote-controlled awning, which extends over the patio to provide welcome shade while also helping to reduce the southerly sun entering the house. A side gate provides convenient access between the front and rear gardens.

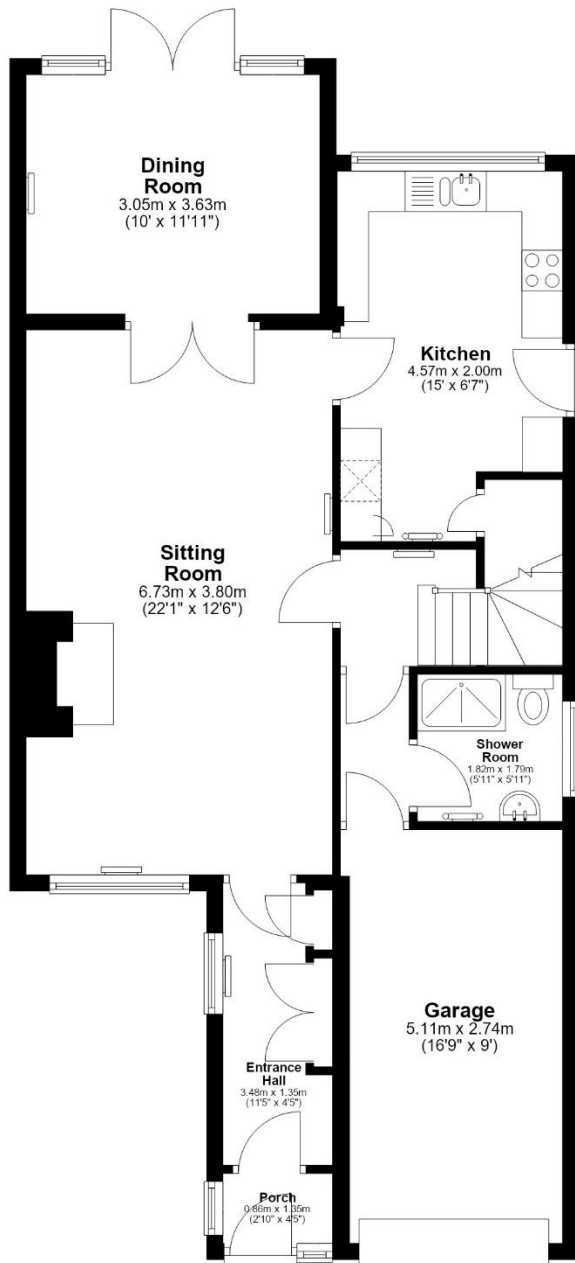
The property is connected to all mains services: gas, electricity, water and drainage. Freehold. Council Tax Band D (Cotswold District Council).

Guide Price £560,000



Ground Floor

Main area: approx. 66.1 sq. metres (711.2 sq. feet)
Plus garages, approx. 14.0 sq. metres (150.5 sq. feet)

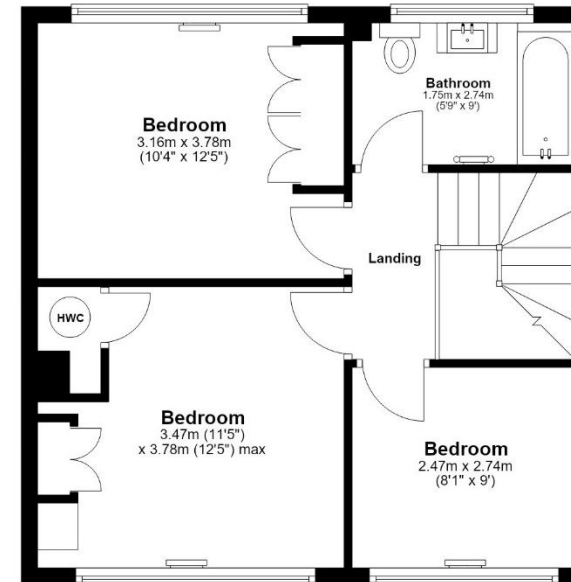


Main area: Approx. 110.6 sq. metres (1190.4 sq. feet)

Plus garages, approx. 14.0 sq. metres (150.5 sq. feet)

First Floor

Approx. 44.5 sq. metres (479.2 sq. feet)



Situation

Tetbury is a historic wool town situated within the Cotswolds National Landscape. The town is well known for its Royal association with HM King Charles III, whose country home, Highgrove House, is nearby. The attractive and quintessential town centre offers an excellent range of amenities, including cafés, boutiques, pubs and restaurants, while essential facilities including a supermarket, primary school and secondary school can also be found within the town.

Kemble station, providing a mainline service to London Paddington, is approximately seven miles to the north, while the M4 and M5 are conveniently accessible to the south and west respectively, providing excellent transport links to Bath, Bristol and London.