

hunter french

1 Northleaze, Tetbury, Gloucestershire, GL8 8JB

Situated in one of Tetbury's peaceful and sought-after addresses, this link-detached bungalow enjoys two garden areas and is offered to the market with no onward chain.

1 Northleaze presents a rare opportunity to acquire a charming two-bedroom link-detached bungalow, ideally positioned within a quiet cul-de-sac just a short walk from Tetbury's amenities, including Tesco. Combining comfort and convenience, the property is perfectly suited to buyers seeking a peaceful setting without compromising on accessibility. Offering approximately 951.sq.ft of well-proportioned accommodation, the home has been thoughtfully arranged to maximise functionality, with light-filled living spaces creating an inviting and sociable atmosphere. At its heart is a spacious open-plan sitting and dining room, while outside the gardens enjoy a desirable south-westerly aspect.

The property is entered via an enclosed porch, which leads into the entrance hall with doors to all principal rooms, along with a useful double-width storage cupboard with coat hooks and shelving. There is also access to the boarded loft space via a hatch with ladder.

To the left, the fitted kitchen features cream shaker-style units incorporating a dishwasher, double oven with integrated microwave, and induction hob with extractor over. There is an additional pantry cupboard, a further cupboard housing the gas-fired central heating boiler, and space and plumbing for a washing machine. A door leads from the kitchen to the driveway and garage. To the rear of the bungalow is the spacious open-plan sitting and dining room, enjoying a pleasant outlook over the garden. The sitting area features an attractive fireplace and ample room for a suite of furniture, with a door opening directly onto the garden. A square archway connects to the dining room, which benefits from an attractive display alcove.

Returning to the hallway, the two bedrooms and wet room are situated at one end of the property. The modern wet room comprises a large walk-in shower, wash basin and WC, complimented by underfloor heating. Both bedrooms are generous doubles; the principal bedroom overlooks the rear garden and benefits from a built-in wardrobe, while bedroom two enjoys an outlook over the front garden.

Externally, the property enjoys gardens to three sides. The fully enclosed rear garden offers privacy and is planted with a variety of mature trees and shrubs, with a 'Wendy House' in one corner. A gate leads to the side garden, enclosed by hedging and incorporating a small orchard with apple, plum and pear trees. To the front is a low-maintenance garden, divided by a pathway to the front door and laid mainly to level lawn with flower and shrub borders.











The attached garage benefits from power and lighting, together with two storage areas, one of which has a further door opening to the rear garden.

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

EPC – D(67).

Tetbury is a historic wool town set within the Cotswold Area of Outstanding Natural Beauty, renowned for its royal association with HM King Charles III, who resides at nearby Highgrove House, and for hosting the popular annual Woolsack Race each May. The town centre offers a wide range of amenities including cafés, boutiques, pubs, restaurants, a supermarket, and both primary and secondary schools.

Kemble railway station, approximately seven miles north, provides a mainline service to London Paddington, while the M4 and M5 offer convenient routes to Bath, Bristol and London.

Offers Over £500,000









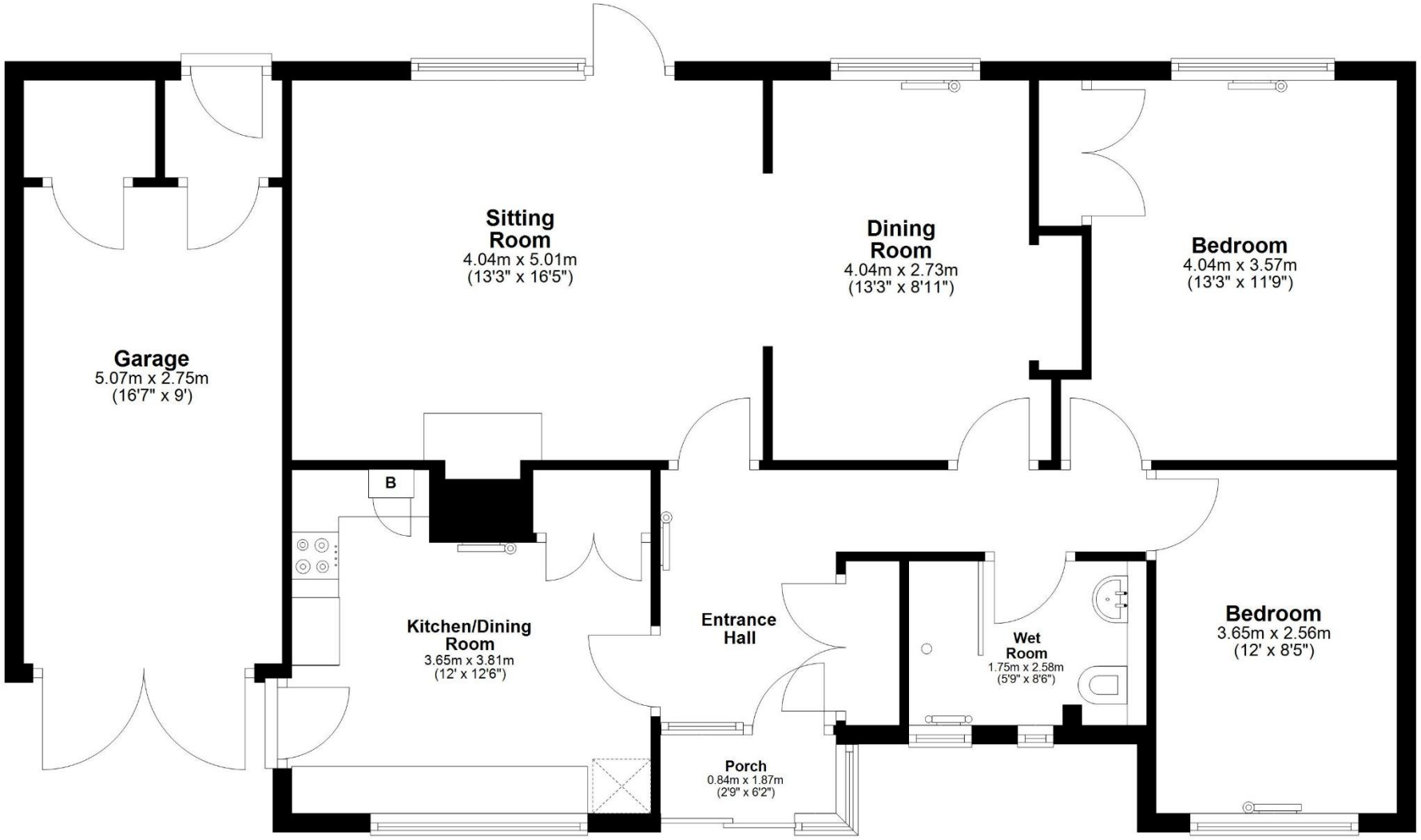












Main area: Approx. 88.4 sq. metres (951.0 sq. feet)

Plus garages, approx. 17.0 sq. metres (183.3 sq. feet)

Tetbury Office
2 London Road
Tetbury
GL8 8JL

Town and Country Specialists

01666 505068
tetbury@hunterfrench.co.uk
www.hunterfrench.co.uk