



8 Fletcher Close

Alderton, GL20 8PA

Andrew Grant

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3 Bedrooms 2 Bathrooms 1 Reception Room

An extended three bedroom home centred around an impressive open plan living space with a generous rear garden.

- Thoughtfully improved and extended, this three bedroom home offers 1,302 sq ft of well arranged accommodation across two floors, complemented by contemporary bathroom facilities and attractive outdoor space.
- The ground floor has been transformed through the incorporation of the former garage and a small extension, creating an expansive kitchen, dining and living arrangement for modern everyday life.
- Upstairs, the primary bedroom benefits from its own en suite shower room, while two further bedrooms and a family bathroom provide practical accommodation for family members and guests.
- A broad patio creates a welcoming setting for outdoor dining, leading to an established rear garden with a central lawn, planted borders and space for recreation.
- Off road parking for two vehicles is provided at the front, offering convenient access to the entrance and complementing the practical arrangement of the home.
- Fletcher Close occupies a village setting in Alderton, with access to surrounding countryside, everyday amenities in neighbouring communities and road connections towards the wider region.

1302 sq ft (121 sq m)





The kitchen

Forming the practical centre of the open plan ground floor, the kitchen provides an extensive arrangement of cabinetry and work surfaces. A substantial island introduces additional preparation space and defines the kitchen within the wider room, while an integrated oven, microwave and a hob support everyday cooking. The open connection with the dining and living areas encourages a sociable arrangement, with windows positioned above the principal work surfaces.





The living area

Designed as a comfortable place to relax, the living area occupies the rear of the extended ground floor. Wide bi-fold doors form its principal feature, opening directly onto the patio and establishing a strong connection with the outdoor space. Its generous proportions allow space for varied seating arrangements, while the open layout maintains an easy relationship with the adjoining dining area and kitchen.





The dining area

Providing a natural setting for shared meals and entertaining, the dining area connects the kitchen with the principal living space. The broad opening between these areas preserves a sense of definition while allowing movement through the wraparound ground floor arrangement.





The hallway and cloakroom

Welcoming residents into the home, the hallway provides a clear route to the open plan accommodation and staircase. The adjoining cloakroom is fitted with a WC and wash basin, providing convenient ground floor facilities for residents and visitors while remaining separate from the main living spaces.





The primary bedroom

Creating a well proportioned private retreat, the primary bedroom offers ample space for a double bed and additional bedroom furniture. Two built-in cupboards provide valuable storage without interrupting the main usable area. A door opens directly into the en suite shower room, completing a practical principal suite with dedicated facilities separate from the family bathroom.





The primary en suite

Complementing the primary bedroom, the en suite provides a dedicated shower room within the principal suite. A glazed shower enclosure forms the main feature, accompanied by a wash basin and WC.



The second bedroom

The second bedroom provides generous proportions for a double bed and further bedroom furniture. A built-in wardrobe contributes valuable storage, while the balanced shape supports a flexible arrangement. Its scale makes the room particularly suitable as a comfortable family or guest bedroom.





The third bedroom

Suited to use as a child's bedroom, guest room or nursery, the third bedroom adds valuable flexibility to the first floor. Convenient access to the family bathroom supports its practical role within the three bedroom layout.



The bathroom

Serving the second and third bedrooms, the family bathroom is arranged with handheld shower bath, wash basin and WC. Wall tiling surrounds the principal fittings, while a window above the bath provides ventilation.



The patio

Extending across the rear of the home, the paved patio creates a generous outdoor setting immediately beyond the bi-fold doors. Its broad proportions provide space for dining and seating arrangements, supporting entertaining and relaxation beside the open plan accommodation. Planted borders soften its edges, while steps establish a clear transition into the main garden.



The garden

Beyond the patio, the rear garden provides an established outdoor space centred around a generous lawn. Mature planting and well stocked borders introduce seasonal interest, with trees and shrubs contributing an attractive backdrop. A large shed building stands towards the far boundary, while the overall arrangement offers scope for recreation, gardening and outdoor enjoyment.





The driveway and parking

Approached from Fletcher Close, the front of the property provides off road parking for two vehicles. A paved pathway leads from the driveway to the entrance, with established planting and a tree adding character to the frontage.

Location

Alderton offers an appealing village setting surrounded by the countryside of north Gloucestershire. The location combines a quieter residential environment with access to everyday amenities in nearby communities, supporting both daily requirements and leisure pursuits. Local routes provide connections towards surrounding towns and the wider road network, making the village practical for those travelling throughout the region. Fletcher Close itself forms an established residential setting, while the surrounding landscape provides opportunities to enjoy rural walks and outdoor recreation. This balance of village life, countryside and wider connectivity contributes to the home's broad appeal.

Services

Services are TBC.

Broadband Speed: Ultrafast broadband available. Download speeds up to 1800 Mbps and upload speeds up to 220 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from EE, O2, Three and Vodafone. (source: Ofcom checker).

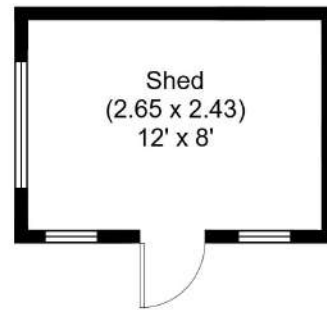
Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river and surface water flooding.

Council Tax

The Council Tax for this property is Band C.

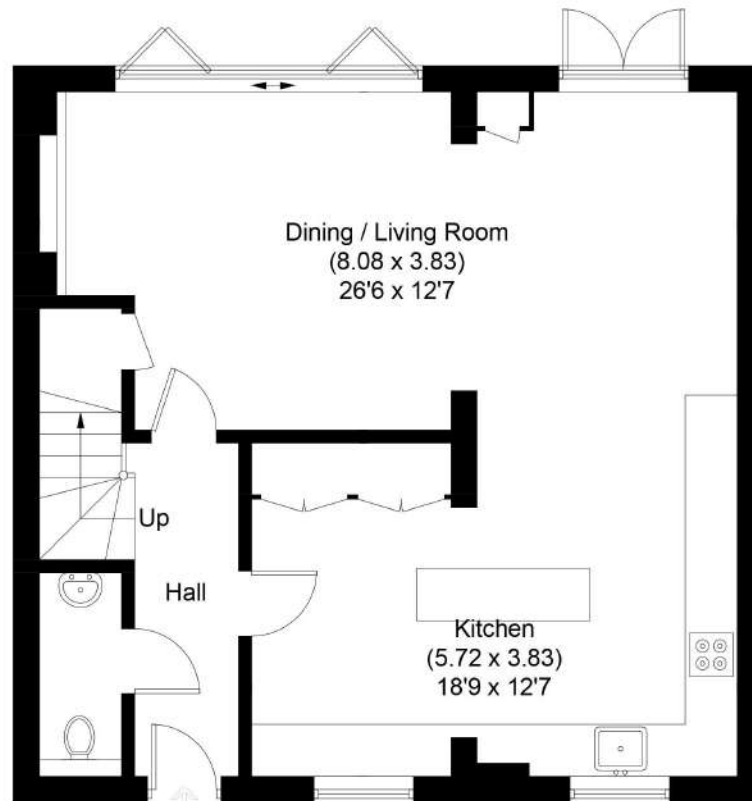


Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

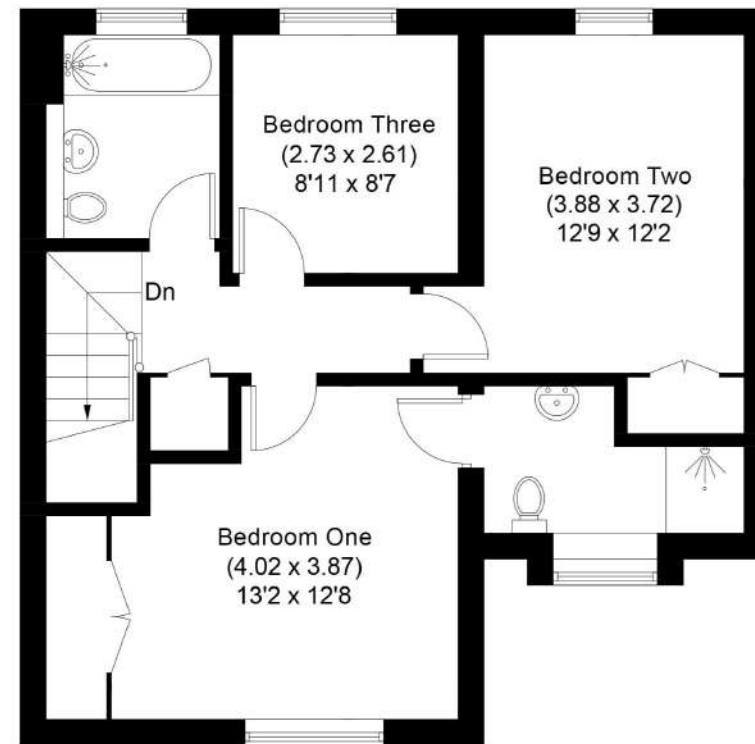


Fletcher Close

Approximate Gross Internal Area
 Ground Floor = 64.5 sq m / 694 sq ft
 First Floor = 56.5 sq m / 608 sq ft
 Total = 121.0 sq m / 1302 sq ft



Ground Level



First Level

Illustration for identification purposes only, measurements are approximate, not to scale.



Andrew Grant

T. 01905 734734

E. hello@andrewgrant.com

andrewgrant.com