

hunter
french



3 Andrews Close, Tetbury, Gloucestershire, GL8 8GN

Located in a private cul-de-sac on the northern outskirts of Tetbury, this four-bedroom detached family home benefits from a generously sized garden and double garage.

Andrews Close forms part of a small development built by Bovis Homes. This particular property, completed in 2016, enjoys a favourable position in a private paved cul-de-sac of just four homes, accompanied by a private and generous rear garden. Its location allows for a leisurely walk to the town centre as well as easy access to the Tetbury Trail. The property has been under the same ownership since new and comprises a practical layout for modern living, with accommodation arranged across two floors reaching approximately 1332 sq.ft.

Sheltered by a pitched canopy porch, the front door opens into a central hallway with doors to all the ground floor rooms, along with stairs rising to the first floor and a useful cupboard underneath. To the right-hand side, the spacious kitchen/dining room extends the depth of the property with a front window and French doors to the rear, opening into the garden. The kitchen is fitted with contemporary wall and base units and finished with a wood-effect worktop. Integrated appliances include a fridge-freezer, dishwasher, double electric fan-assisted oven with microwave, and a five-ring gas hob. The dining area sits beside the French doors, while a pair of glazed internal double doors open into the adjacent sitting room, creating a very sociable layout. The generous sitting room features further French doors leading onto the rear garden. A contemporary wood burner has been installed, making a great focal point in the room, and a door connects back to the hallway. Off the hallway is a second reception room—ideal as a study or playroom—as well as a utility room that completes the ground floor. The utility includes a run of base units with an integrated washing machine, plus a W.C. and wash basin.

Upstairs, four bedrooms and a family bathroom are arranged around a central landing. The principal bedroom benefits from a dual aspect and is positioned to the rear of the property. It includes fitted wardrobes and an en-suite shower room with a white suite, double-sized shower, and heated towel rail. Bedrooms two and three, both well-proportioned doubles, are located at the front of the house, while the fourth bedroom is a generous single. The family bathroom comprises a white suite with shower over the bath and a heated towel rail.

Externally, the front of the property is bordered with shrubs and a small lawn, with a pathway leading to the front door. To the side, a driveway provides comfortable parking for two vehicles ahead of a double garage with manual up-and-over doors.



The rear garden is an excellent size for a modern home and offers a high degree of privacy. A patio terrace runs across the back of the house, complemented by raised borders and maturing trees. Side access is available to one side of the property, and a personnel door opens into the garage.

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

EPC - B (85).

Tetbury is a historic wool town situated within the Cotswold Area of Outstanding Natural Beauty. The town is well known for its royal association with HM King Charles III, whose country home, Highgrove House, is nearby. The charming and quintessential town centre offers many amenities including cafés, boutiques, pubs, and restaurants. Essential services such as a supermarket, and both primary and secondary schools, are also found within the town. Kemble station, on the mainline to London Paddington, is just c.7 miles to the north, while both the M4 and M5 are equidistant to the south and west, respectively, providing convenient transport links to Bath, Bristol, and London.

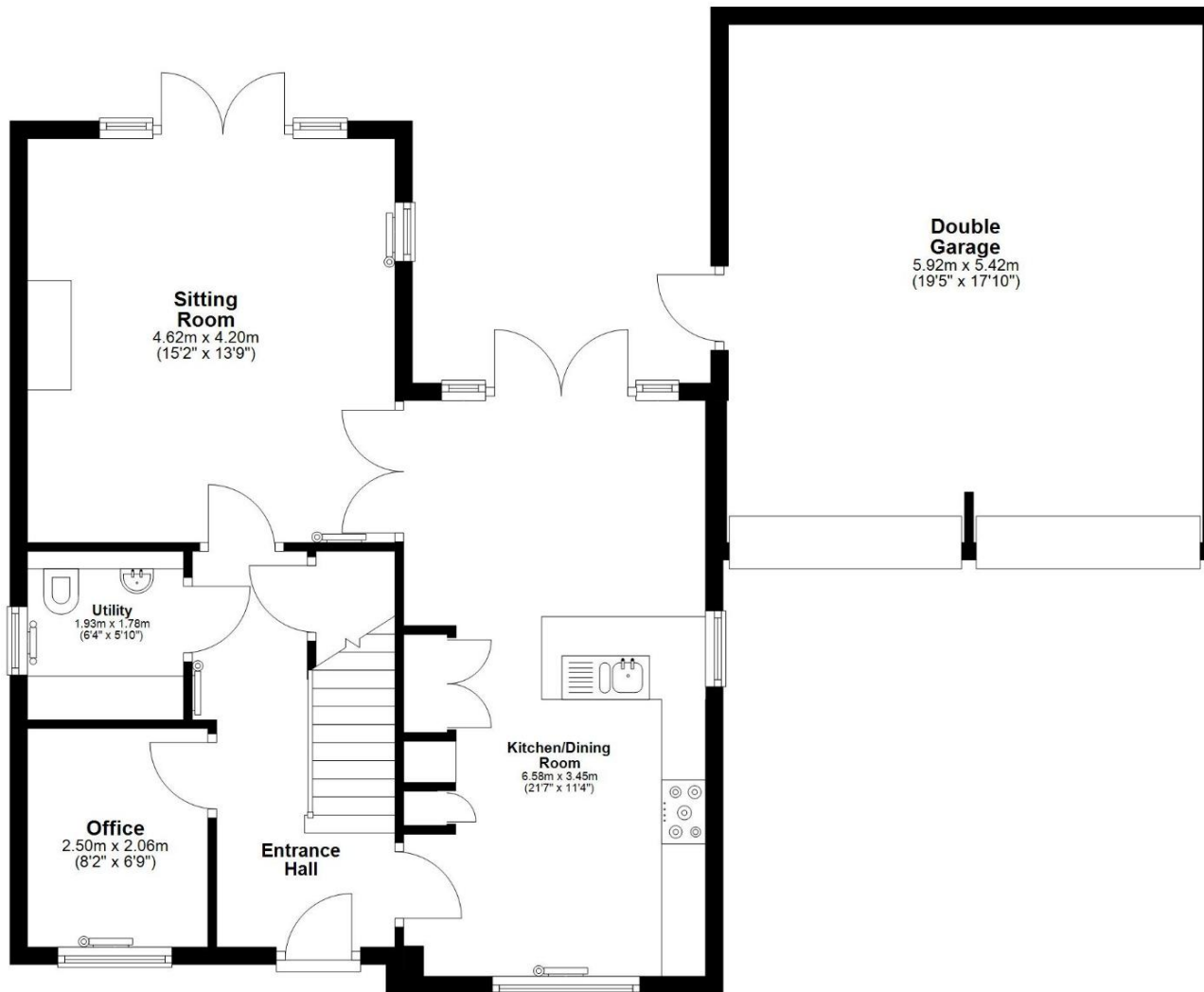


Offers in the Region of £600,000



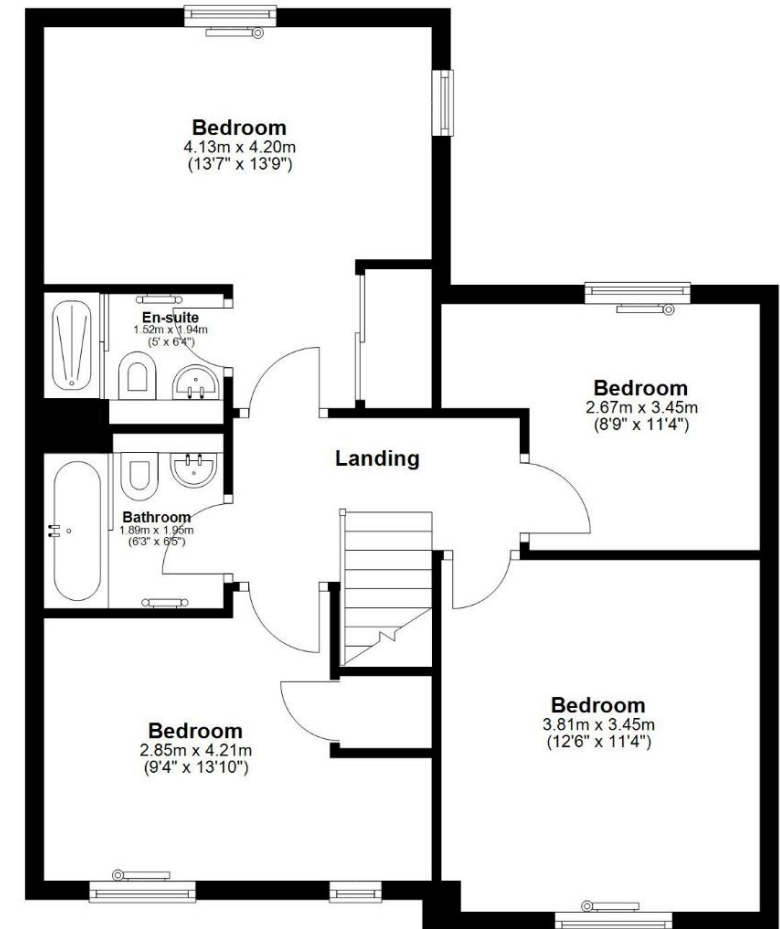
Ground Floor

Main area: approx. 62.2 sq. metres (669.0 sq. feet)
Plus garages, approx. 32.4 sq. metres (348.5 sq. feet)



First Floor

Approx. 61.6 sq. metres (663.1 sq. feet)



Main area: Approx. 123.8 sq. metres (1332.1 sq. feet)

Plus garages, approx. 32.4 sq. metres (348.5 sq. feet)

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