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28 Coronation Road, Tetbury, Gloucestershire, GL8 8AR

Enjoying a convenient position within a private cul-de-sac, this beautifully maintained and presented home offers stylish contemporary country design throughout, two bedrooms, off-street parking, landscaped front and rear gardens and offered to the market with no onward chain.

Coronation Road is a peaceful yet centrally located address in the heart of Tetbury, offering excellent access to the town's amenities, all within walking distance. The property has been exceptionally presented by the current owner and features exposed wooden flooring throughout the ground floor, flowing seamlessly from the stylish shaker kitchen into the spacious living and dining accommodation, extending to approximately 744 sq. ft.

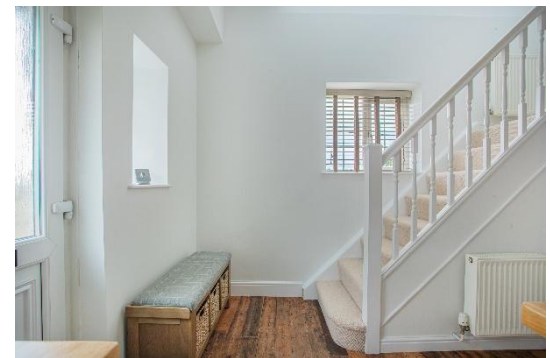
To the front of the property is an attractive gravel driveway providing tandem parking for two vehicles, along with additional on-street parking available within the cul-de-sac. A wooden picket fence borders the lawn, with mature shrubs lining the boundary. Patio steps lead to a gravelled terrace, the entrance to the property, and access to the rear garden. Additional benefits include a double-bay log and bin store to the front and a large shed, presented in excellent condition.

The entrance to the home is positioned at the side of the property and opens into an attractive and practical shaker-style kitchen. A central island with a wooden worktop and space for bar stools creates an ideal space for both everyday living and entertaining. The kitchen features ample preparation space with a combination of wooden and quartz worktops, a built-in wine fridge, integrated full-height fridge and separate fridge/freezer, integrated dishwasher and washing machine, and room for a range-style cooker. Contemporary tiled splashbacks complement the original wooden flooring beautifully. There is also a large understairs storage cupboard and additional space beneath the window for a shoe bench, cloakroom hooks or seating area.

The kitchen flows through to the living and dining room, where original wooden flooring continues throughout. The rooms are separated by an attractive single stable-style sliding door, allowing privacy while maintaining an open and spacious feel. A fireplace with a log-burning stove forms an attractive focal point, complemented by shaker-style built-in storage cupboards, wooden shelving, and dedicated log storage. The living room enjoys an abundance of natural light from windows to the front and French doors opening onto the garden.

Stairs rise from the kitchen to the first floor, where a large window fills the stairwell with natural light.

The landing leads to a thoughtfully designed bathroom featuring a bath with shower over, floating vanity unit with drawer storage, WC, twin-column radiator, beige wood-effect ceramic tiles, and grey brick-style tiling around the bath and above the sink. Additional features include shiplap panelling, a generous storage cupboard, and a Velux window above the sink.



The principal bedroom is a generously sized double room overlooking the east-facing front garden, benefitting from beautiful morning light. There is ample space for freestanding furniture, including a potential dressing area, while the original fireplace adds character and charm.

The second bedroom is a spacious single room, comfortably accommodating a three-quarter bed and freestanding furniture. It also overlooks the east-facing front garden and benefits from a dormer window that enhances both natural light and usable space.

The rear garden is arranged over three attractive levels. Patio steps lead from the French doors in the living room onto a lawned terrace, while a circular paved seating area provides the perfect setting for outdoor dining and entertaining, with space for an outdoor cooking station. Decorative iron railings separate the upper lawn from the lower garden levels, which enjoy a westerly aspect and offer excellent potential for additional seating terraces or allotment beds.

Agents Note - Under the terms of Section 157 of the Housing Act 1985, a purchaser will need to meet certain criteria to qualify. Please contact the office for more information.

We understand the property is connected to mains services of gas, electric, water and drainage. Council tax band C (Cotswold District Council). The property is freehold.

EPC – D (63).

Tetbury is a 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.

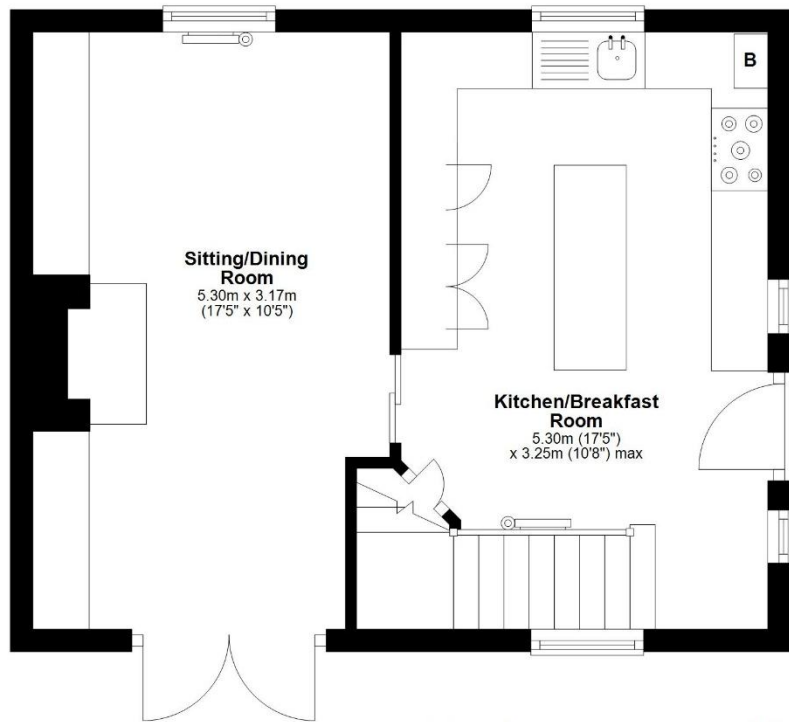
**Guide Price £339,000**





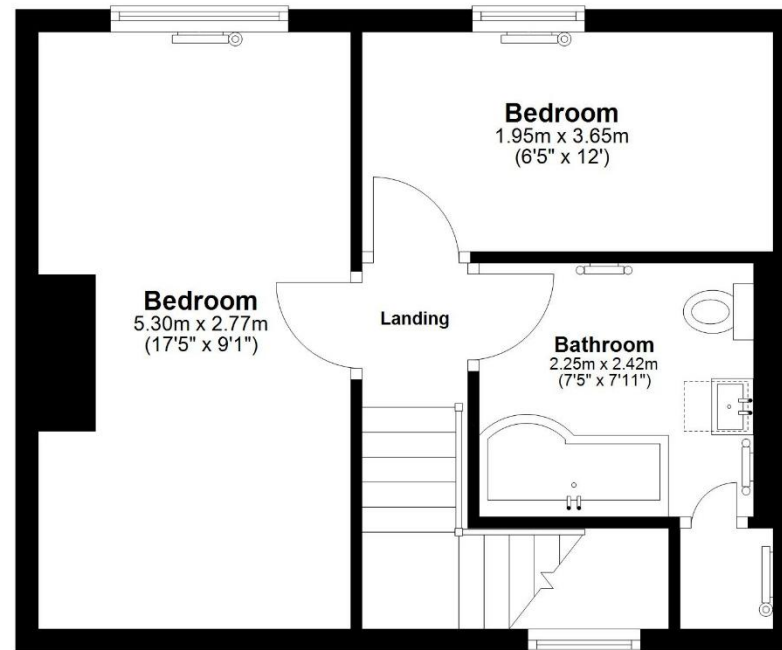
### Ground Floor

Approx. 34.6 sq. metres (372.0 sq. feet)



### First Floor

Approx. 34.6 sq. metres (372.0 sq. feet)



Total area: approx. 69.1 sq. metres (744.0 sq. feet)