

hunter french

29 Courtfield Road, Tetbury, Gloucestershire, GL8 8LF

A well-proportioned four-bedroom, two-bathroom semi-detached family home extending to approximately 1,306sq ft, occupying a convenient residential position within easy walking distance of Tetbury town centre.

Built between 1967 and 1975, the property benefits from an integral single garage, off-road parking for two vehicles, an enclosed entrance porch and a generous, private rear garden. Lovingly maintained by the current owners for the past four years, this spacious home offers versatile accommodation ideally suited to modern family living.

The property is approached via a fully enclosed entrance porch, with an internal door leading into a welcoming reception hall featuring stairs to the first floor and access to the principal reception rooms. The bright and comfortable sitting room enjoys a large picture window overlooking the front garden and centres around an attractive stone fireplace with a flagstone hearth, inset gas fire and timber mantel. An open aspect leads seamlessly into the adjoining dining room, creating an excellent space for both everyday living and entertaining. The dining room is flooded with natural light through glazed French doors opening onto the rear garden and also provides direct access to both the kitchen and hallway, where a useful understairs storage cupboard is located.

Overlooking the rear garden, the kitchen is fitted with a comprehensive range of wall and base units finished in an attractive heritage green with chrome furniture, complemented by laminate work surfaces. Glazed display cabinets add character, while a quality ceramic sink and space for a freestanding cooker with extractor hood provide practicality. The adjoining utility room offers additional storage and workspace, housing the gas combination boiler together with plumbing and space for a washing machine, tumble dryer and tall fridge freezer. From here, a door leads directly into the rear of the integral garage, which benefits from light and power, alongside a separate ground floor WC.

The first floor comprises four well-appointed bedrooms, including two generous doubles, a further smaller double with fitted wash basin and storage cupboard, and a comfortable single bedroom. The family bathroom is fitted with a classic white suite comprising a panelled bath, wash hand basin set within a vanity unit and heated towel rail. In addition, there is a separate WC and a useful wet room, to be completed by a new owner. An airing cupboard on the landing provides further storage and houses the hot water cylinder. A hatch and drop-down ladder reach a practical attic space for storage, which has been fitted with a skylight.











Outside, the enclosed rear garden offers a delightful setting for both relaxation and entertaining. A paved terrace immediately adjoins the house, extending along the side of the property to a substantial garden shed, which is included in the sale. Beyond, a discreetly screened area incorporates a further paved seating space, vegetable garden and raised planters. The remainder of the garden is laid principally to lawn, bordered by established shrubs and framed by an attractive row of pleached hornbeam trees, providing an excellent degree of privacy and year-round interest.

To the front is a paved driveway that will comfortably park two vehicles, beside an area of lawn.

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

EPC – D (65).

Guide Price £524,000















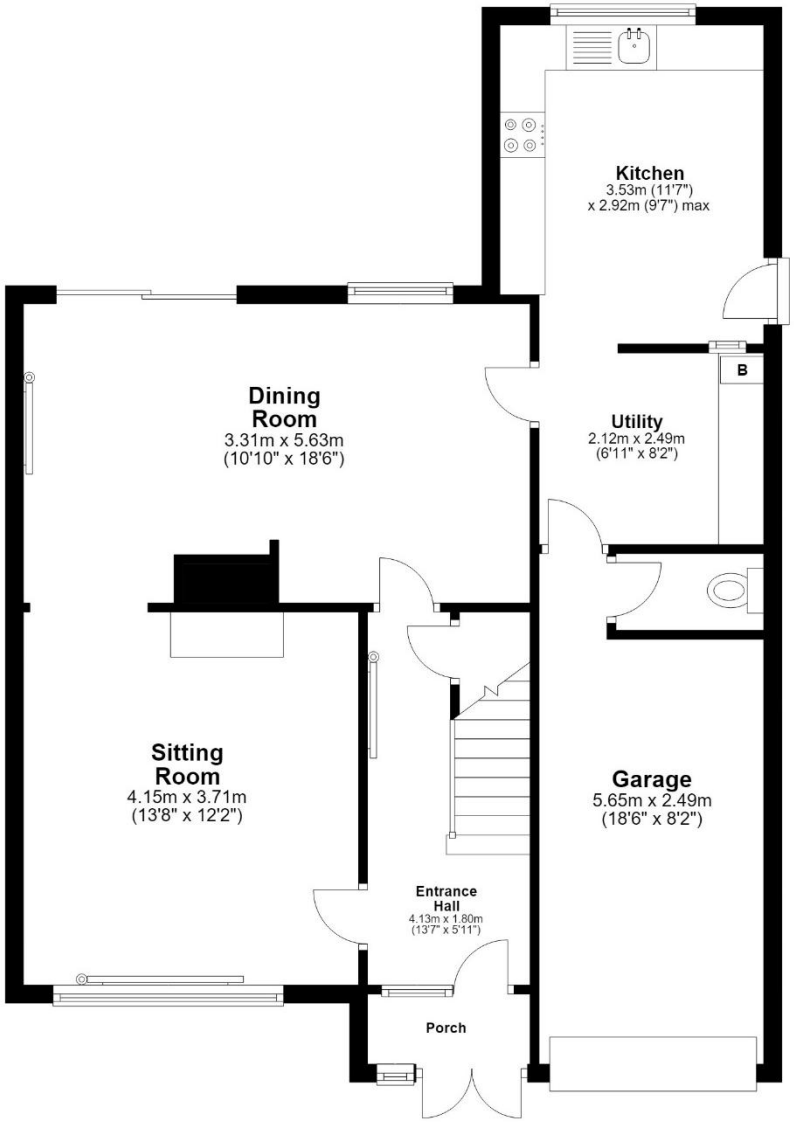




Ground Floor

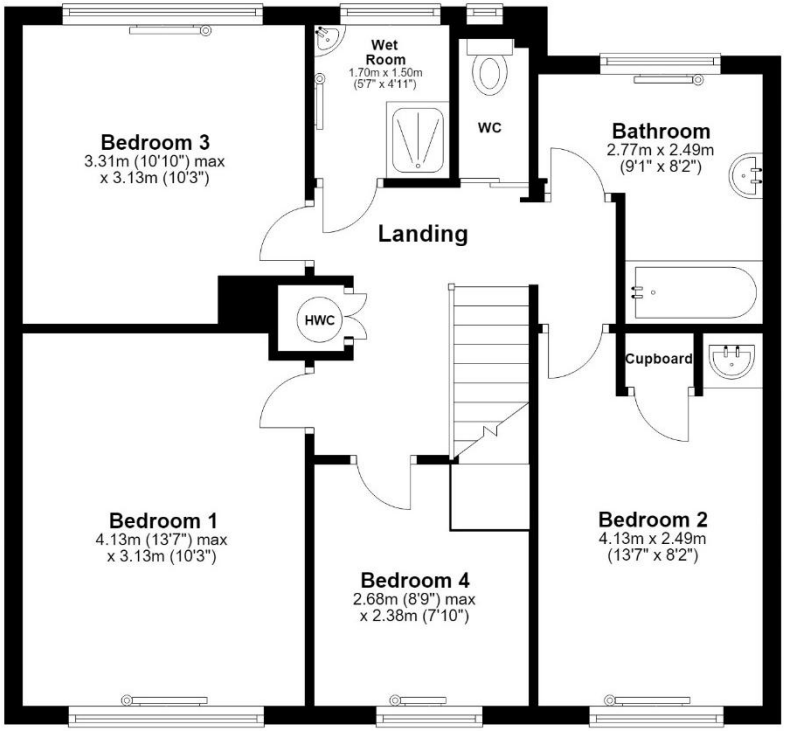
Main area: approx. 61.4 sq. metres (660.8 sq. feet)

Plus garages, approx. 12.4 sq. metres (133.5 sq. feet)



First Floor

Approx. 60.0 sq. metres (645.5 sq. feet)



Main area: Approx. 121.4 sq. metres (1306.3 sq. feet)

Plus garages, approx. 12.4 sq. metres (133.5 sq. feet)

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