



Hammond Drive, Northleach



Situated on the peaceful cul-de-sac of Hammond Drive, on the outskirts of the market town of Northleach, this well-cared for, 1985 two/three-bedroom bungalow offers an ideal opportunity for those seeking to downsize or enjoy easily accessible, single level living. Step through the front door into the entrance hall, which opens into a bright and airy open plan living space. The current layout places the main living area at the front of the home, which measures approximately 6.57m x 3.10m, allowing ample space for furniture. This flows seamlessly into a generous dining area, large enough to comfortably accommodate table and chairs to seat six people. From here, the space continues into a sleek, modern kitchen, fitted with Wren units and equipped with an integrated microwave, Bosch hob, multiple Bosch ovens, and Bosch extractor fan. A door leads through to a well-proportioned utility room, with newly fitted extractor fan, offering plenty of room for additional appliances, and ease of clothes drying.

The dining area serves as the central hub of the home, with double doors opening into the double glazed conservatory and a hallway leading towards the bedrooms. There are two double bedrooms, one of which features built-in full length glass wardrobes, alongside a walk-in dressing room that could be used as a third single bedroom. The main bedroom also benefits from its own en-suite shower room. Also along the hallway there is the main bathroom with a bath and overhead shower.

Outside, the rear low maintenance garden has been beautifully landscaped, featuring a spacious wraparound patio with steps leading up to a mosaic patio area. A separate pergola-covered spot provides another inviting place to sit, surrounded by newly planted evergreens set into barked borders with weed proof membrane, along with a pond and newly wired water feature. To the front, the garden is equally well presented, with slabbed pathways and fresh planting.







To the side of the property sits a single garage with electricity, accompanied by a driveway providing parking for one car.

Additional benefits include triple glazing to all front-facing windows and double glazing throughout the rest of the property; TV aerial points to all living and sleeping spaces; and handrails in both bathrooms and at the front and rear entrances, ensuring comfort and ease of access. The home is warmed by oil-fired central heating.

EPC: D

Council Tax Band: D

Tenure: We believe the property to be **Freehold**. Potential purchasers should obtain confirmation of this from their solicitor prior to exchange of contracts.

Northleach is a former medieval wool town with many fine historic buildings and a beautiful Parish Church. The town is well served with shops for day to day requirements including a Post Office, Chemist, Doctors Surgery, Museum and a variety of pubs/restaurants. There are primary schooling and pre school nursery facilities. The town is easily accessible, lying on the cross roads of the Fosseway (A429) and the Cheltenham to Oxford Road (A40).

Main House Approx. Gross Internal Area:- 101.38 sq.m. 1091 sq.ft.  
Garage Approx. Gross Area:- 12.75 sq.m. 137 sq.ft.  
Total Approx. Gross Area:- 114.13 sq.m. 1228 sq.ft.



FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
□□□ Denotes restricted head height  
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