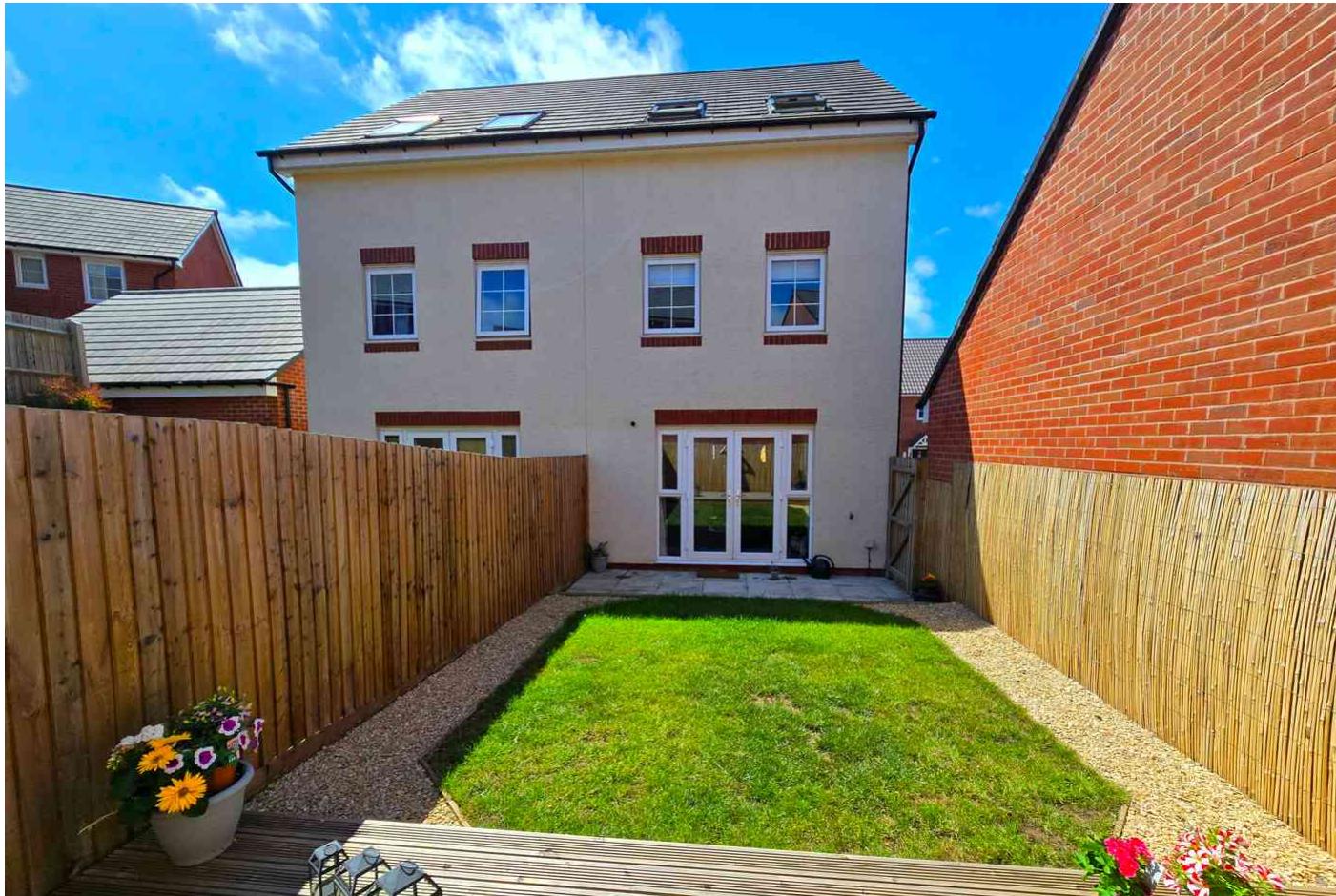




17 Robert Hulbert Lane, Great Oldbury, Stonehouse, Gloucestershire, GL10 3GT  
Guide Price £330,000

**PETER JOY**  
Sales & Lettings



## 17 Robert Hulbert Lane, Great Oldbury, Stonehouse, Gloucestershire, GL10 3GT

A beautifully presented three-bedroom semi-detached home, located in the popular and newly developed Great Oldbury estate near Stonehouse. Set along a quiet street, the property benefits from dedicated parking for three vehicles, a garage, and a generously sized private rear garden.

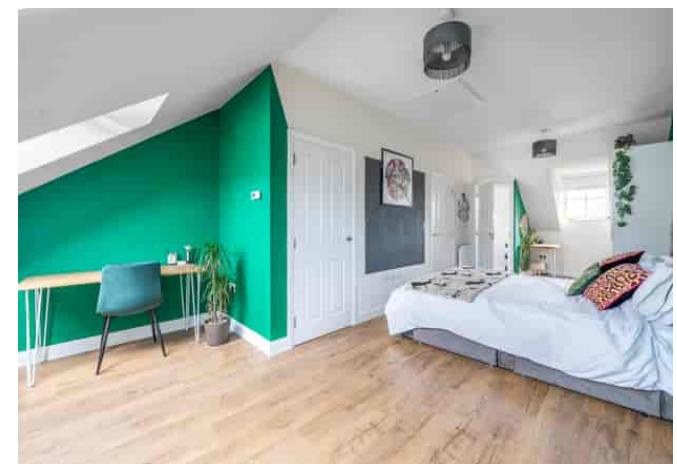
ENTRANCE HALLWAY, FITTED KITCHEN, SITTING ROOM/DINING AREA, CLOAKROOM, THREE BEDROOM, JACK AND JILL BATHROOM, MAIN BEDROOM EXPANDING THE WIDTH OF THE PROPERTY, EN-SUITE TO MAIN BEDROOM, UPGRADED GARDEN, GARAGE, AMPLE OFF ROAD PARKING, PRESENTED IN EXCELLENT ORDER.

Viewing by appointment only

The Old Chapel, Brimscombe, London Road, Stroud, GL5 2SA

t: 01453 766333

Email: [stroud@peterjoy.co.uk](mailto:stroud@peterjoy.co.uk)





### Description

Constructed in 2021 by Barratt Homes in the sought-after Norbury style lies this spacious three-storey, three-bedroom home offering well-designed, contemporary living throughout. The current owner has tastefully modernised the property and further enhanced it with a selection of additional extras including herringbone flooring throughout the ground floor. The ground floor features a stylish, upgraded kitchen equipped with a range of integrated appliances, flowing seamlessly into an open-plan living/dining area with French doors opening onto the rear garden. Additional features include useful under stairs storage and a convenient downstairs cloakroom. The first floor hosts two generous double bedrooms, both benefiting from a shared Jack and Jill bathroom. A staircase from the landing leads to the top-floor main bedroom—an expansive space that spans the full width of the home. This main bedroom includes built-in wardrobes, a dressing area, and a modern en-suite shower room.

### Outside

The enclosed rear garden has been further enhanced with the addition of a decked seating area at the far end, perfect for outdoor dining or relaxing. The garden is mainly laid to lawn and also features a patio area, along with a useful storage space located behind the garage. A side gate provides access from the garden to the allocated parking area, which offers space for several vehicles. A single garage completes the exterior of the property.

### Location

Great Oldbury is a new development a few miles West of Stroud, on the outskirts of Stonehouse. There is a newly built primary school here, and the shops and amenities of Stonehouse are within easy reach, including a train station with a direct London (Paddington) service and the well regarded Wycliffe private school. Junction 13 of the M5 motorway is approximately 2 miles away, and there are a wider range of shops at nearby Stroud and, further on, Gloucester and Cheltenham.

### Directions

From Stroud, take the A419 towards Stonehouse and the M5 motorway. At the end of the bypass, at the Horsetrough roundabout, bear left and proceed towards the M5. Continue past Stonehouse Court Hotel to the next roundabout. Go straight over, following signs for the M5. At the next roundabout, take the third exit into Great Oldbury Drive. Continue on Great Oldbury Drive for approximately quarter of a mile. On your right, you will see Robert Hulbert Lane. Turn right and continue along the round following it round to your left and the property can be found on your left hand side.

### Services

The property is freehold. Gas central heating, mains electricity, water and drainage. The council tax band is D. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include standard, superfast & ultrafast broadband, and you are likely to have service from the main service providers (EE, Three, O2 and Vodafone)

### Agents Note

Please note this property will be subject to an annual estate management charge this is yet to be confirmed.

### Local Authority

Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



# 17 Robert Hulbert Lane, GL10 3GT

Approximate Gross Internal Area = 106.6 sq m / 1147 sq ft

Garage = 20.1 sq m / 216 sq ft

Total = 126.7 sq m / 1363 sq ft

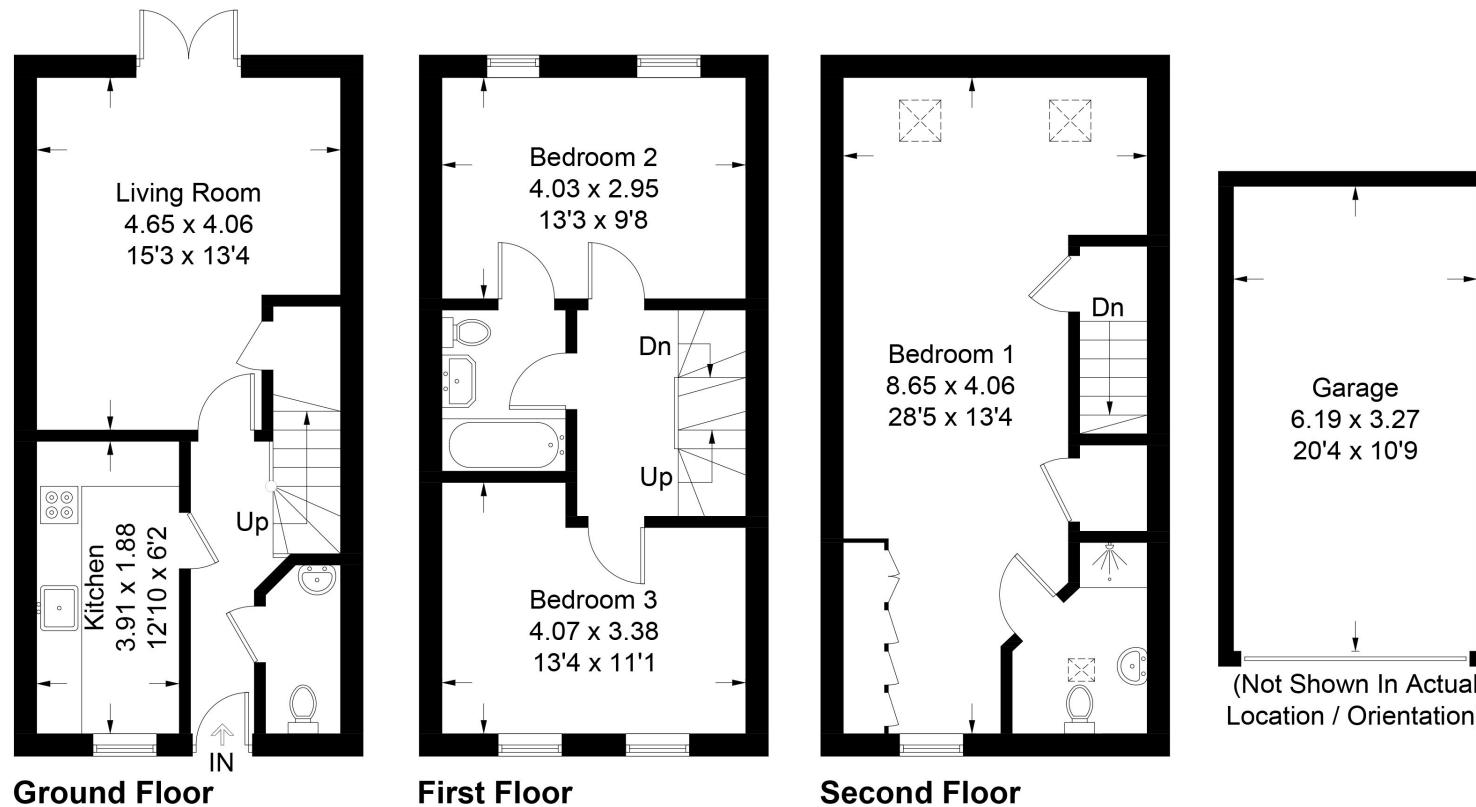
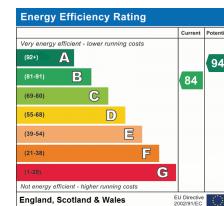


Illustration for identification purposes only, measurements are approximate,  
not to scale. FourLabs.co © (ID1213329)



These sales particulars are prepared in good faith and are for general guidance only. We have not tested the services, appliances and fittings nor carried out a detailed survey and interested parties should employ their own professionals to make such enquiries before making any transactional decisions. Room sizes are internal and should not be relied upon for carpets and furnishings. Any plan is for layout and guidance only. Notice is given that all fixtures, fittings, carpets, curtains/blinds and kitchen equipment are deemed removable by the vendor unless specifically itemised within those particulars.