



36 Gerald's Way, Chalford, Gloucestershire, GL6 8FJ
£425,000

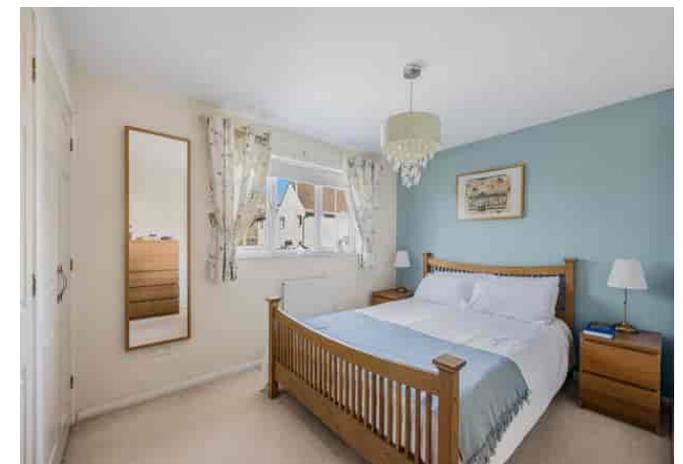
PETER JOY
Sales & Lettings



36 Gerald's Way, Chalford, Gloucestershire, GL6 8FJ

A light, well kept detached house in a good location at popular Chalford that has been improved by the current owners with a 20' kitchen/dining room, 14' sitting room, three bedrooms, bath and shower rooms, parking, 11' garage/store and landscaped gardens at the rear.

ENTRANCE HALL, CLOAKROOM/W.C, 14' SITTING ROOM, 20' KITCHEN/DINING ROOM WITH MODERN UNITS, DOUBLE GLAZED CONSERVATORY, 14' PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM, FAMILY BATHROOM, TWO FURTHER BEDROOMS, 11' GARAGE/STORE, PARKING AND LANDSCAPED GARDENS.



Viewing by appointment only

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

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Description

Welcome to 36 Gerald's Way, a super detached family house in a popular road on the Manor Farm development at Chalford, a few miles east of Stroud. It is well placed for the local amenities and for several well regarded schools, with Bussage, Eastcombe and Chalford Hill primary and Thomas Keble secondary all within easy reach. The current owners have been very happy here, and have made the property their own over the last 13 years, re fitting the kitchen and en suite shower room and opening the dining room to the conservatory. These improvements complement the original layout, with well kept, tastefully presented accommodation arranged over two floors.

You walk into the entrance hall, with a cloakroom/W.C. in front of you. A 14' sitting room is at the front of the house, with a kitchen/dining room at the rear. This 20' room has modern fitted cabinets and glazed bi-fold doors that open up to the conservatory, creating a large family space. There is also a useful utility room on this floor, accessed from the kitchen, which has been created in the back of the garage. Upstairs you'll find a landing with built in storage, a 14' principal bedroom with en suite shower room and built in wardrobes, a family bathroom and two further bedrooms. A welcoming space, designed with modern life in mind. We recommend booking an appointment to view.

Outside

The house benefits from parking, an integral store/garage and a good garden at the rear. The parking is at the front - two spaces side by side, with a gravelled area to the side of this. Part of the integral garage has been converted to create a utility room but the remainder of the garage still offers useful storage, measuring 11'1" x 7' 9", with an up and over door. A gated side access leads around to the rear garden. Doors also lead out from the conservatory to this area, paved to the immediate rear, with steps up to the majority of the garden. There is a level lawn here, with a paved seating area to the side - the perfect spot for a table and chair set, with a good shed at the rear of the plot.

Location

Chalford, along with neighbouring villages Bussage, Brownhill and Eastcombe, enjoys a bustling village community, with established primary and secondary schools, two Cotswold pubs, a GP surgery, pharmacy, a post office and a shop in the area. Stroud town benefits from an award winning weekly farmers market as well as a variety of local independent shops and stores, pubs serving locally supplied beers and ciders and plenty of cafes, bars and restaurants to eat and socialise at. The recently opened "Five Valleys" shopping centre is of particular note and is certainly worth a visit for a range of market stalls, food stalls and stores. The wider area has a range of shops and amenities, including supermarkets, a hospital, state and private schools, a leisure and sports centre and a main line railway station with inter city services travelling to London (Paddington). Cirencester (10 miles), Cheltenham (15 miles) and Swindon (25 miles) are all within comfortable driving distance.

Directions

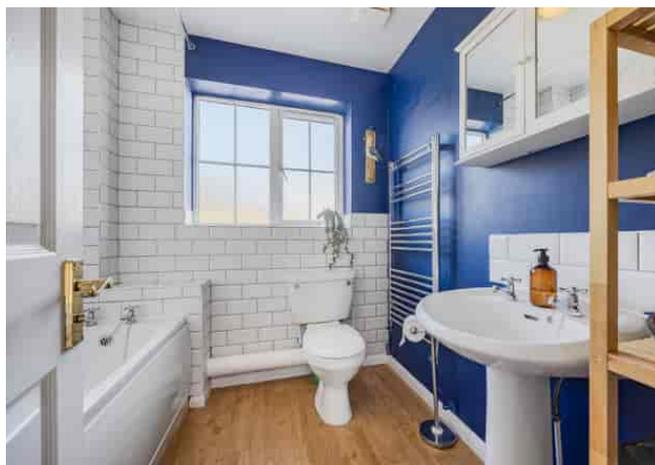
From Stroud take the A419 London Road towards Cirencester. Proceed for several miles, passing the traffic lights at Brimscombe Corner, once in Chalford turn left into the Old Neighbourhood, just after Christ Church. Continue up this hill, passing the turning for Abnash on your right. Turn left at the top of the hill into Tanglewood Way. Take the next left into Gerald's Way and pass the turnings to Padin Close, Robin Close and Sparrow Close on your left. The house can then be found on the right,

Property information

The property is freehold. All mains services are connected to the property and it has gas central heating. 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 ultrafast connection, and you are likely to have full voice and data mobile service from all main service providers.

Local Authority

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

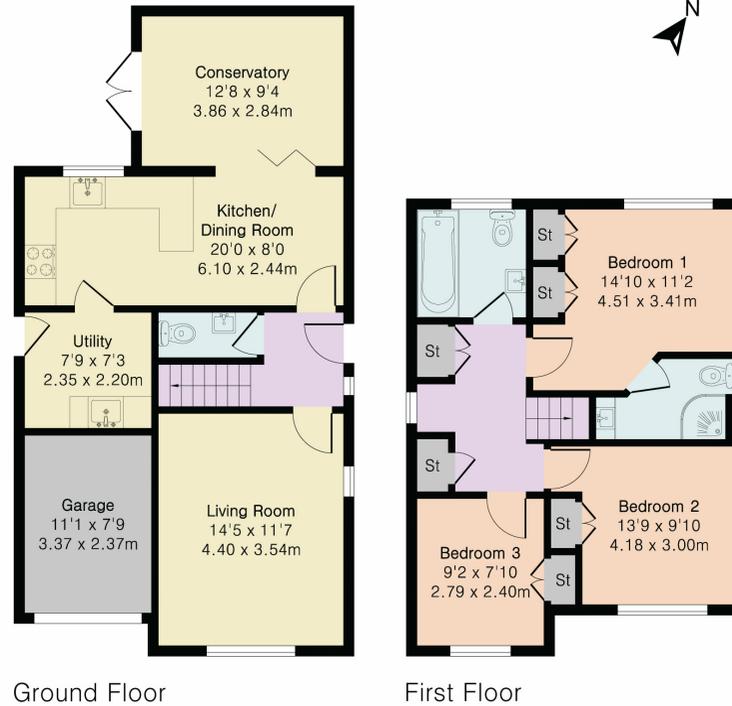


**Approximate Gross Internal Area 1108 sq ft - 103 sq m
(Excluding Garage)**

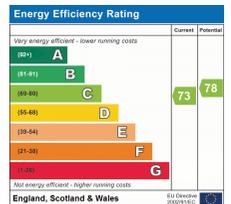
Ground Floor Area 596 sq ft – 55 sq m

First Floor Area 512 sq ft – 48 sq m

Garage Area 88 sq ft – 8 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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.