



34 Court View, Stonehouse, Gloucestershire, GL10 3PL
Offers in Region of £400,000

PETER JOY
Sales & Lettings



34 Court View, Stonehouse, Gloucestershire, GL10 3PL

A well presented detached modern family home situated in a quiet cul-de-sac with Stonehouse close by and excellent local schools and transport links. Four good size bedrooms with the master to en-suite which is complemented by a family bathroom, two receptions rooms, a fitted kitchen, good level gardens with a decked area, off street parking and a part converted garage which is currently storage.

ENTRANCE HALLWAY, GROUND FLOOR WC, STAIRS TO THE FIRST FLOOR, DOORS TO ALL OTHER ROOMS, SPACIOUS SITTING ROOM WITH DOORS TO THE DINING ROOM WITH SLIDING DOUBLE DOORS TO THE REAR GARDEN, KITCHEN/BREAKFAST ROOM WITH FITTED KITCHEN, STORAGE ROOM (FORMER GARAGE) FIRST FLOOR LANDING, FOUR BEDROOMS WITH MASTER TO EN-SUITE, FAMILY BATHROOM, DOUBLE GLAZING, GAS CENTRAL HEATING, GENEROUS LEVEL LAWNED REAR GARDEN WITH DECKED AREA, OFF STREET PARKING TO THE FRONT WITH ACCESS TO FURTHER STORAGE/HALF GARAGE, CUL DE SAC LOCATION AND NO CHAIN.

Viewing by appointment only

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

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Description

A well presented modern family home set in a quiet cul-de-sac with the accommodation, which is arranged over two floors comprising, an entrance hallway with storage and a ground floor WC, spacious sitting room with double doors leading to the dining room with sliding double doors leading to the rear garden and a fitted kitchen with access to a store room which was formerly the garage with rear access (Could be adapted for use as a study or playroom). The first floor offers a landing with storage, an airing cupboard, four good size bedrooms with the master to en-suite shower and fitted wardrobes and a separate family bathroom. Further benefits include gas central heating, double glazing and being offered with no onward chain.

Outside

To the front is off street parking for several cars, which also leads to the former garage which is now split and is excellent storage. Side pedestrian access leads to the good size level rear garden which has a decked area, is mainly laid to lawn and enclosed by a boundary fence.

Location

Nearby Stonehouse has a busy high street with numerous facilities including a train station with inter city services travelling to London (Paddington), a dentist, doctor's surgery and various shops, pubs and eateries. 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 as well as. 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. Cirencester (10 miles), Cheltenham (15 miles) and Swindon (25 miles) are all within comfortable driving distance.

Directions

From Stonehouse High Street, Gloucester Road head towards Stroud. At the main roundabout by Wycliffe school take the third exit onto the A419 Bristol Road, continue over the mini roundabout and take the next right past the traffic lights and the property can be found via the second right hadn't turning when you enter the cul-de-sac.

Property Information

The property is Freehold. All mains services are connected to the property. The council tax band is E. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include standard & superfast broadband, and you are likely to have service from the main service providers (EE, Three, O2 and Vodafone).

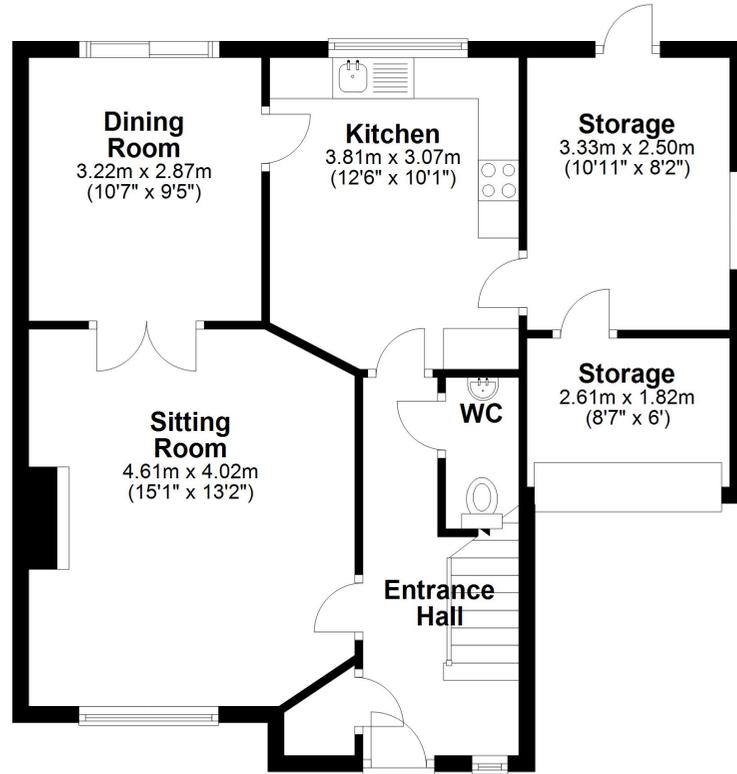
Local Authority

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



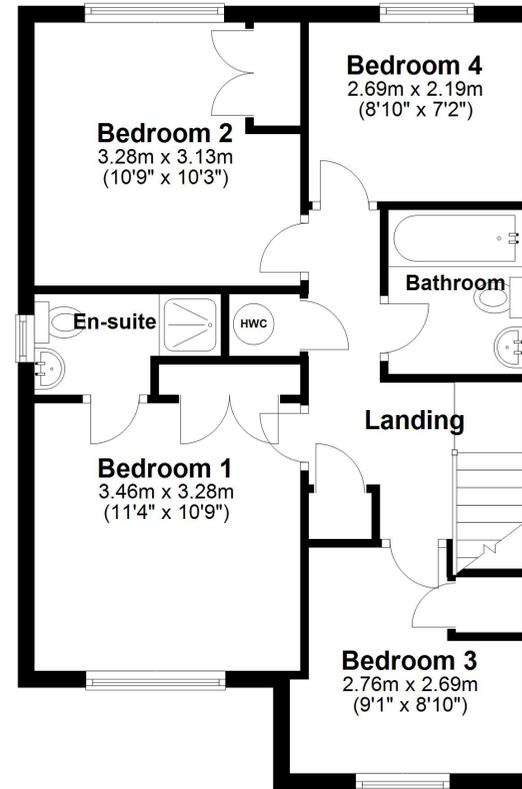
Ground Floor

Main area: approx. 49.6 sq. metres (534.2 sq. feet)
 Plus storage, approx. 13.3 sq. metres (143.4 sq. feet)



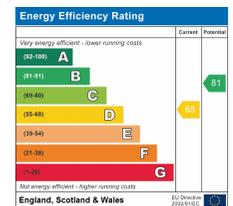
First Floor

Approx. 51.6 sq. metres (555.3 sq. feet)



Main area: Approx. 101.2 sq. metres (1089.5 sq. feet)
 Plus storage, approx. 13.3 sq. metres (143.4 sq. feet)

34 Court View



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.