



33 Stonecote Ridge, Bussage, Gloucestershire, GL6 8JY
£400,000



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Simply stunning - an extended semi detached three bedroom house tucked away in the corner of this popular cul de sac at Bussage with a 16' x 16' sitting room with glazed doors to the garden, a 16' x 16' kitchen/dining room with integrated appliances, bathroom with separate shower room, parking for two cars and a lovely landscaped garden (Draft details)

ENTRANCE HALL, CLOAKROOM/W.C, EXTENDED 16' X 16' SITTING ROOM WITH GLAZED DOUBLE DOORS TO THE GARDEN, 16' X 16' KITCHEN/DINING ROOM WITH INTEGRATED APPLIANCES, THREE BEDROOMS, BATHROOM WITH SEPARATE SHOWER CUBICLE, PARKING FOR TWO CARS AND A LOVELY LANDSCAPED REAR GARDEN.



Viewing by appointment only

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

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Description

The phrase 'immaculate' is bandied about in our industry, but here is a property that really and truly deserves that description. 33 Stonecote Ridge is an extended semi detached house tucked away in the corner of this popular cul de sac, and is an absolute credit to the current owners. They have made something quite special here, extending the house at the rear to create a large sitting room, and converting the garage to increase the size of the kitchen. The resulting property has all of the usual benefits associated with this location, with good schools, shops and amenities within easy reach, but it offers so much more than a typical house of this style.

An entrance hall, cloakroom/W.c, 16' x 16' sitting room with glazed double doors to the garden and a 16' x 16' kitchen/dining room with integrated appliances are on the ground floor. A staircase leads up from the entrance hall, with a landing, three bedrooms and a bathroom with contemporary fittings and a separate shower cubicle on this level. The property is tastefully decorated, and high quality fittings have been used throughout. A super house, and an absolute must for your viewing list.

Outside

The property benefits from parking at the front and a beautifully realised corner plot garden. Again, this area has clearly been the subject of careful planning and improvement, with several areas that come together to make one brilliant space. A gate leads in from the parking area at the front to the porch, with a large shed set at the side of the house. There is a level lawn, with a summerhouse behind, There is a paved seating area to the side of this, with a timber decked terrace with pergola over at the rear of the plot. There is another paved area directly behind the sitting room, defined with walling, and glazed double doors open from this space, connecting the inside with the outside.

Location

Bussage benefits from local convenience stores, well-established primary and secondary schools, a church, parks, village pubs, a pharmacy and takeaway options. Nearby Stroud town has a wide range of shops and amenities, including supermarkets, local speciality stores, a hospital, state and private schools, a leisure and sports centre, award winning weekly farmers market 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

Leave Stroud via the A419 London Road and after a couple of miles turn left into Toadsmoor Hill signposted Eastcombe and Bussage. Proceed up to the top of the hill through the traffic lights and turn right into the Ridgeway. Take the third left into Tanglewood Way and turn left into The Old Common. Follow the road and pass the turning for Farriers Croft on your left. Take the left hand turn into Stonecote Ridge, and bear left. Follow this road through, bear right and the property can be found at the very end, tucked up on the right.

Property information

The property is freehold. Gas central heating, mains electricity, water and drainage. The council tax band is C. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include superfast, and mobile voice and data services should be available from all major networks.

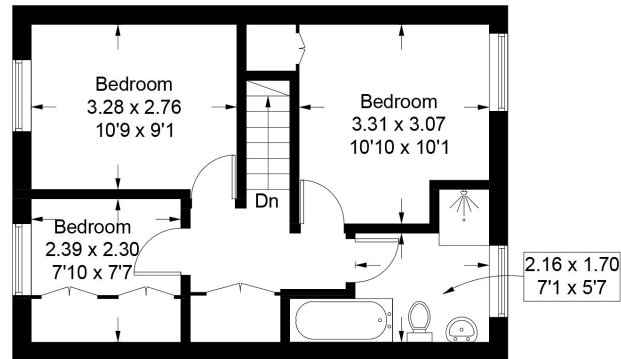
Local Authority

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

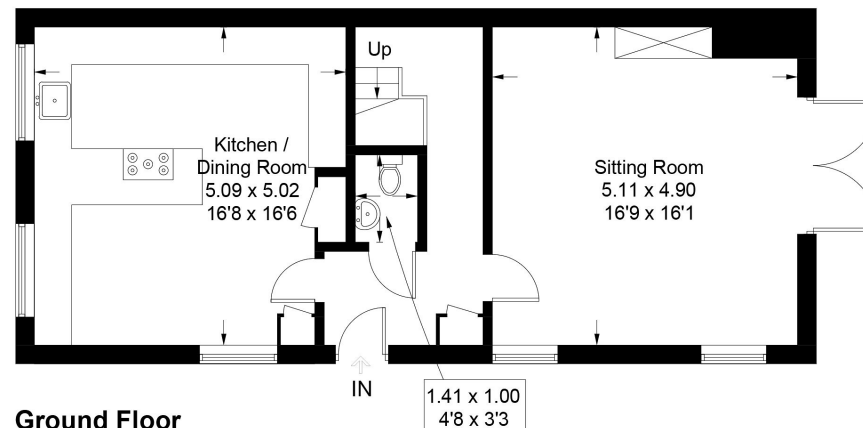


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Approximate Gross Internal Area = 100.4 sq m / 1081 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1267948)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	79	79
(55-68)	D		
(39-54)	E		
(27-38)	F		
(1-26)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.