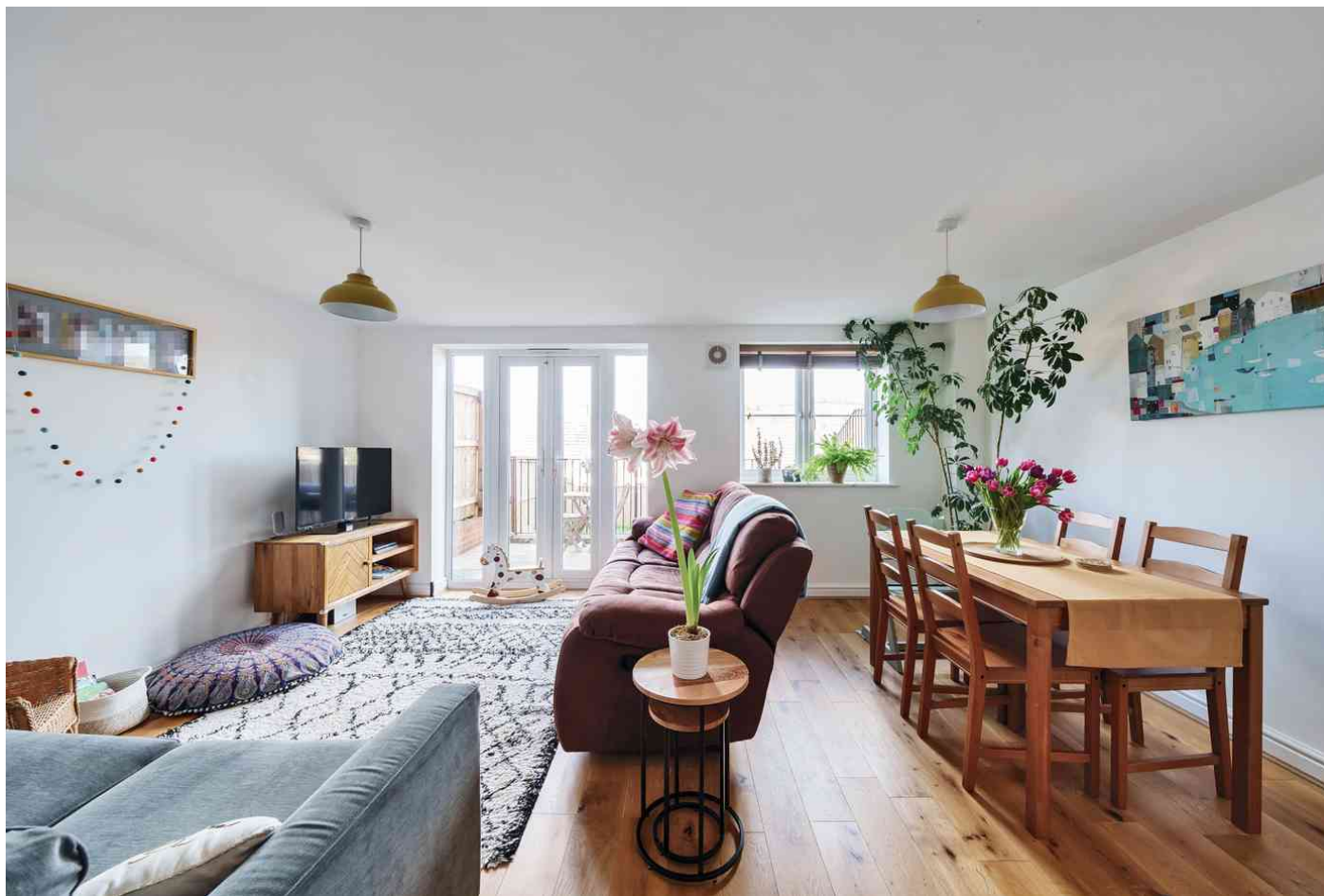




33 Ben Grazebrooks Well, Stroud, Gloucestershire, GL5 1DL
Guide Price £400,000

PETER JOY
Sales & Lettings



33 Ben Grazebrooks Well, Stroud, Gloucestershire, GL5 1DL

A really well-presented and spacious four bedroom modern townhouse built in 2019 that is around 0.5 miles from Stroud with open plan kitchen/living/dining room, two en-suite bedrooms, parking and a garage.

MODERN PROPERTY, GREAT CONDITION, ENTRANCE HALLWAY WITH STORAGE CUPBOARD, 11' DOUBLE BEDROOM WITH EN-SUITE SHOWER ROOM, 11' BEDROOM FOUR, 11' BEDROOM THREE, 12' DOUBLE BEDROOM WITH EN-SUITE SHOWER, DOWNSTAIRS W/C, STORAGE CUPBOARD, UTILITY ROOM, 19' KITCHEN/LIVING/DINING ROOM WITH UNDERSTAIRS STORAGE AND DOORS TO THE GARDEN, BRILLIANT ENERGY PERFORMANCE (80), GAS CENTRAL HEATING AND DOUBLE GLAZED, REAR GARDEN WITH LOVELY PATIO SEATING AREA AND LAWN, VIEWS TO THE REAR OVER TO UPLANDS, TOWN, AMENITIES & WALKS NEARBY.

Viewing by appointment only

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

t: 01453 766333

Email: stroud@peterjoy.co.uk





Description

Built in 2019, a beautifully presented four bedroom, three storey townhouse situated in Ben Grazebrooks Well near Uplands and around 0.5 miles from the town centre. This area is well known for its good community and allows for easy access to the shops, amenities and train station of Stroud with a post office, pub, church and country walks on the doorstep. The entry/ground floor comprises an entrance/inner hallway with storage cupboard and a 11' bedroom with built in wardrobes and an en-suite shower room. The lower ground floor has a downstairs w/c, storage cupboard, utility room and a spacious 19' kitchen/living/dining room with engineered oak and Welsh slate flooring, an understairs cupboard currently used as a 'reading nook', access through double doors to the garden and integrated appliances including oven, fridge/freezer and dishwasher. On the first floor is the landing, 11' bedroom four, 11' bedroom three, family bathroom with heated towel rail and 12' double bedroom also with en-suite shower room and built in wardrobes. Windows to the rear of the property enjoy an aspect towards Uplands so is particularly enjoyed from the two top bedrooms. The property benefits from gas central heating and double glazing throughout, the rest of NHBC building warranty (until 2029), bespoke Canadian maple wooden blinds as well as benefiting from an integrated garage which has the potential (with relevant permissions and building regulation sign off) to be converted into further accommodation if required.

Outside

The interior is complemented by having a rear garden accessed via the kitchen/living/dining room. The vendor landscaped the garden so there is patio seating area immediately from the double doors with steps down to a lawn area and another small patio. There is level pedestrian access, parking for two cars and access via up-and-over door to the garage at the front.

Location

The immediate area benefits from the Fountain Inn, a post office, Co-op, All Saints Church and a park with walks close by. 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. 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

Leave Stroud via Slad Road, go through the traffic calming and turn right into Lansdown opposite the Fountain pub. Turn left onto Little Mill Court and follow the road round to the right onto Ben Grazebrooks Well. Continue around the bend and go left up the hill. At the top of the hill turn left and the property can be found on the left as indicated by our "For Sale" board.

Tenure

Freehold

Services

We are informed that all mains services are connected to the property.

Council Tax Band

D

Local Authority

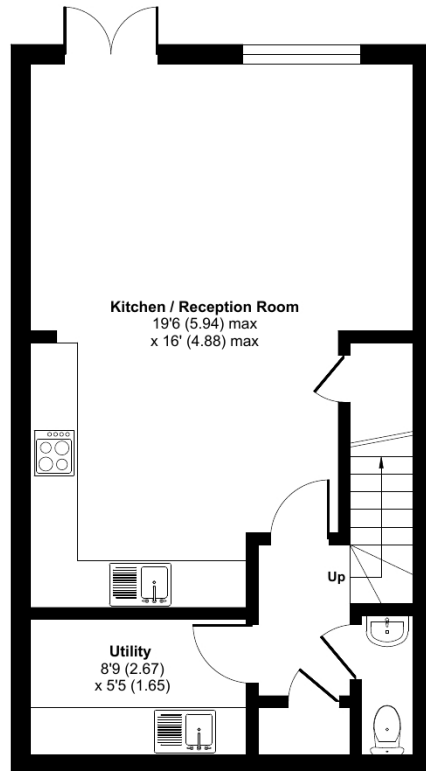
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



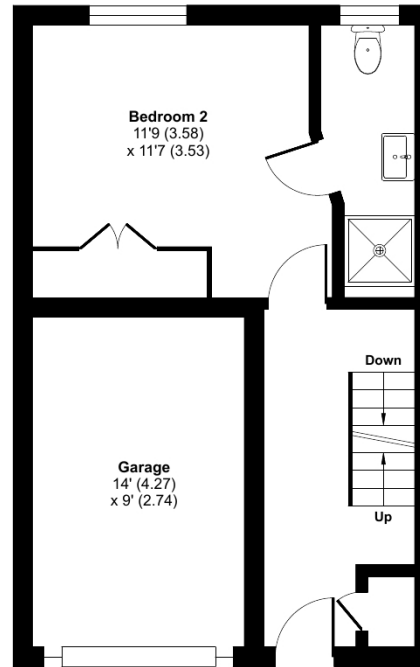
Ben Grazebrooks Well, Stroud, GL5

Approximate Area = 1363 sq ft / 126.6 sq m (includes garage)

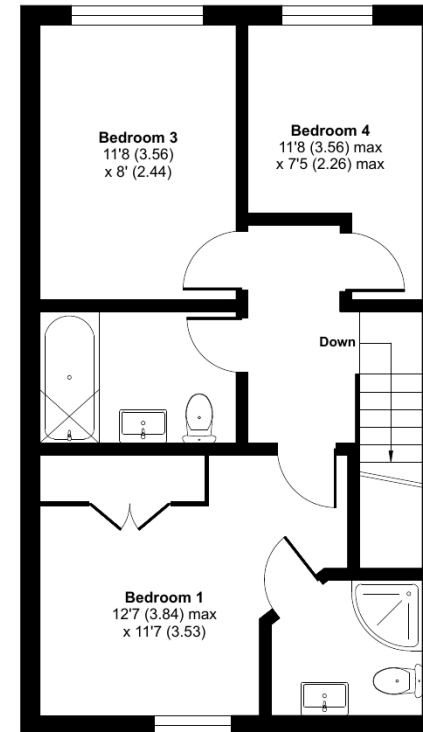
For identification only - Not to scale



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Peter Joy Estate Agents. REF: 960221

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)	B		
(81-91)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		80	86

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.