



91 Court View, Stonehouse, Gloucestershire, GL10 3PJ  
Guide Price £440,000

**PETER JOY**  
Sales & Lettings



## 91 Court View, Stonehouse, Gloucestershire, GL10 3PJ

Very 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 reception rooms, a stylish fitted kitchen, good gardens, off street parking and a garage.

ENTRANCE PORCH & HALLWAY, STORAGE CUPBOARD, STAIRS TO FIRST FLOOR, GROUND FLOOR WC, SITTING ROOM WITH DOUBLE DOORS ONTO THE DINING ROOM, KITCHEN/BREAKFAST ROOM WITH CONTEMPORARY STYLE FITTED KITCHEN, FIRST FLOOR LANDING, STORAGE CUPBOARD AND AIRING CUPBOARD, FOUR GOOD SIZE BEDROOMS, MASTER TO EN-SUITE AND WITH FITTED WARDROBES AND A FAMILY BATHROOM, WELL TENDED GOOD SIZE FRONT AND ENCLOSED REAR GARDEN, OFF STREET PARKING, SINGLE GARAGE, CUL DE SAC LOCATION AND OFFERED WITH NO CHAIN.

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

91 Court View is a very good example of a modern family home 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/dining with double doors and sliding double doors leading to the patio and rear garden and a contemporary style fitted kitchen with side access. The first floor offers a landing with storage and 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

Lawned front garden with pathway leading to the entrance door and driveway to the side providing off street parking for several cars, entrance to the kitchen and leading to the detached garage with an up and over door. The enclosed rear garden has gated access with a patio, flower beds and a good size lawn which is enclosed by the 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 down on the left hand side as denoted by our for sale board.

### Tenure

Freehold

### Services

The vendor has informed us that all mains services are connected.

### Council Tax Band

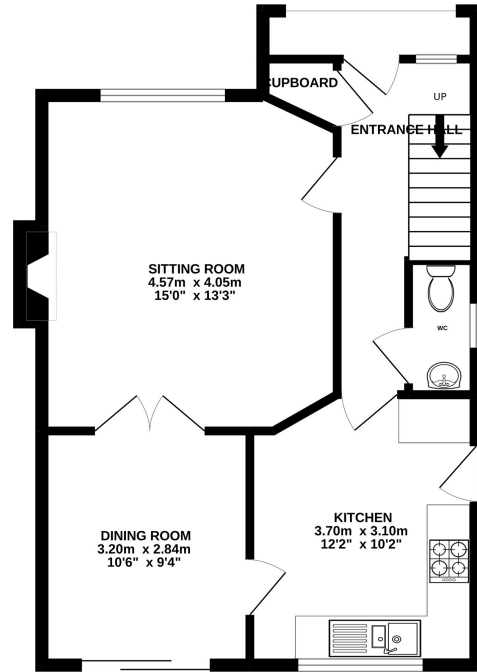
Band E

### Local Authority

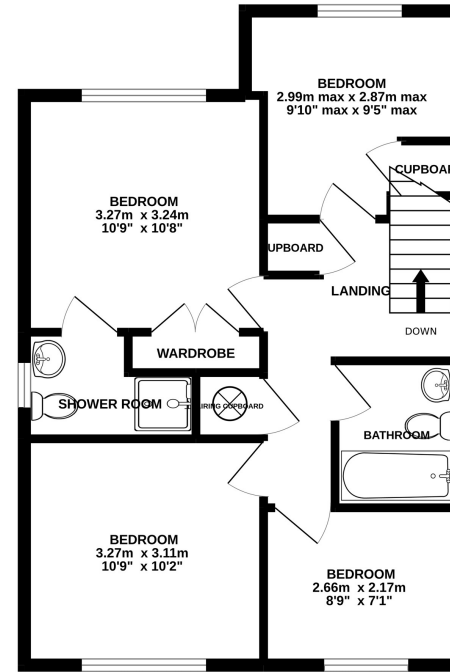
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



GROUND FLOOR  
49.6 sq.m. (534 sq.ft.) approx.



1ST FLOOR  
49.7 sq.m. (535 sq.ft.) approx.



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TOTAL FLOOR AREA: 99.4 sq.m. (1,069 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating	
Current	Potential
100 to 140 kWh/m <sup>2</sup> /year (energy cost)	
A	85
B	
C	
D	
E	
F	
G	
107	
100 to 140 kWh/m <sup>2</sup> /year (energy cost)	
England, Wales & N.Ireland	
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.