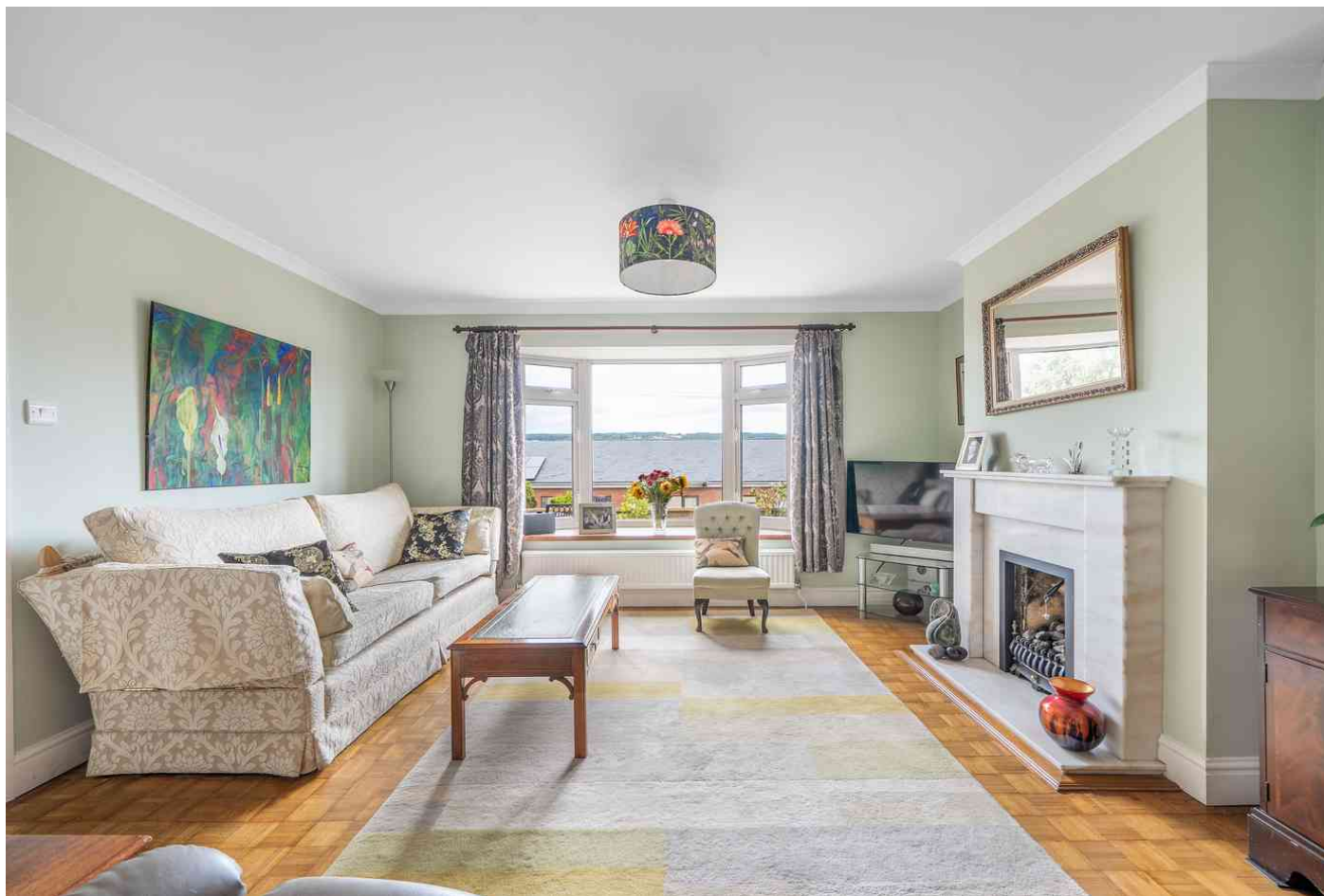




2 The Paddocks, Belle Vue Road, Stroud, Gloucestershire, GL5 1JS
£450,000



2 The Paddocks, Belle Vue Road, Stroud, Gloucestershire, GL5 1JS

A very well presented and spacious family home with off street parking for several cars and with Stroud Town Centre only a short walk away. The property offers two reception rooms, four bedrooms with the master bedroom to en-suite shower room and a pretty, easy maintenance garden.

ENTRANCE HALL, KITCHEN/BREAKFAST ROOM, SITTING ROOM, DINING ROOM, FOUR BEDROOMS WITH BUILT IN STORAGE (MASTER WITH EN SUITE SHOWER ROOM), FAMILY BATHROOM, UTILITY ROOM, GOOD LOFT SPACE, VIEWS ACROSS THE VALLEY, PRETTY AND ENCLOSED GARDEN, STORE WITH POWER AND LIGHT, CAR PORT, DRIVEWAY PARKING FOR SEVERAL CARS, GAS CENTRAL HEATING & DOUBLE GLAZED THROUGHOUT.

Viewing by appointment only

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

t: 01453 766333

Email: stroud@peterjoy.co.uk





Description

2 The Paddocks is a beautifully presented family home, ideally situated in the heart of Stroud. The spacious accommodation includes a welcoming entrance hall with stairs to the first floor and access to all main living areas. At the front of the property is a charming bay-fronted sitting room featuring a fireplace, which flows through to a bright dining room with French doors opening onto the rear garden. The modern kitchen/breakfast room is fitted with contemporary units and also offers direct access to the garden. Upstairs, the first-floor landing provides storage and loft access, leading to four well-proportioned bedrooms. The master bedroom benefits from a private en-suite shower room. A family bathroom and a separate utility room complete the upper floor. Additional features include built-in wardrobes and storage throughout, double glazing, gas central heating, and a handy store room, accessible from the garden, equipped with power and lighting. The home enjoys an attractive open outlook to the front, with glorious views from the first floor front bedroom windows.

Outside

To the front of the property, a paved terrace enjoys the attractive open outlook. A carport and generous off-street parking for several vehicles ensure both convenience and practicality for family living or visiting guests. To the side of the driveway, there is an additional stepped pedestrian access, adding ease of movement around the property. The rear garden is fully enclosed, offering a safe and private outdoor space ideal for both children and entertaining. Arranged over two terraced levels, it features a private paved patio directly behind the house. The layout provides a blend of usable space and natural character, creating a garden that can be enjoyed throughout the seasons. There is a timber garden shed and bin store area to the side of the house.

Location

Stroud town which is a short walk away benefits from a variety of local independent shops and stores, art galleries, pubs serving locally supplied beers and ciders and plenty of cafes, bars and restaurants to eat and socialise. The wider area has a wide range of shops and amenities, including supermarkets, 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 London Road and turn left at the roundabout up Cornhill. Proceed past the police station and turn immediately left, taking the first turning right into Belle Vue Road, 2 The Paddocks is the first house on the right as denoted by our for sale board.

Services

The property is freehold. Back boiler 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 standard broadband and superfast. 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

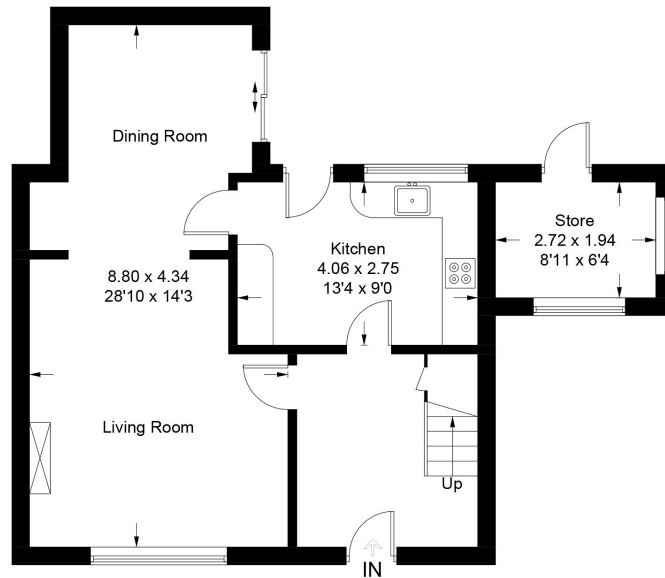


2, The Paddocks, GL5 1JS

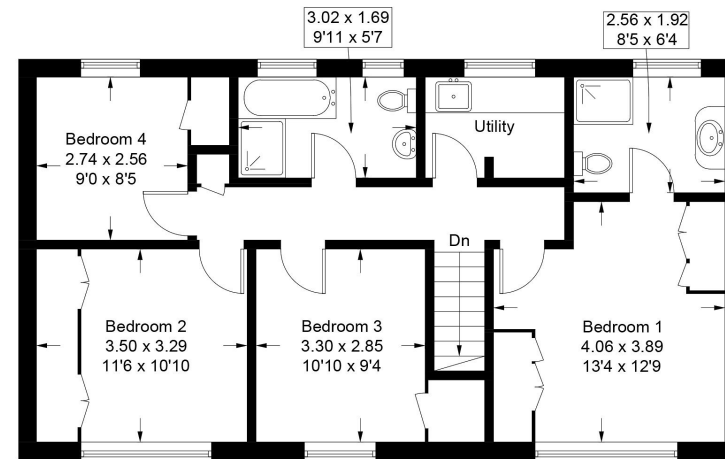
Approximate Gross Internal Area = 126.5 sq m / 1362 sq ft

Store = 5.4 sq m / 58 sq ft

Total = 131.9 sq m / 1420 sq ft

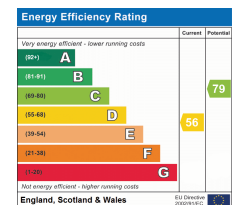


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1236087)



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.