



47 Graces Field, Stroud, Gloucestershire, GL5 4EN  
£330,000

**PETER JOY**  
Sales & Lettings





## 47 Graces Field, Stroud, Gloucestershire, GL5 4EN

A light, bright semi detached house at the end of this popular cul de sac on the outskirts of Stroud town with three bedrooms, a bathroom and shower room, garage and parking and a private rear garden, offered to the market with no onward chain.

ENTRANCE HALL, 16' SITTING/DINING ROOM WITH GLAZED DOUBLE DOORS TO THE GARDEN, KITCHEN WITH INTEGRATED APPLIANCES, THREE BEDROOMS, BATH AND SHOWER ROOM, GARAGE AND PARKING, HOT WATER SOLAR HEATING AND A LEVEL REAR GARDEN



Viewing by appointment only

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

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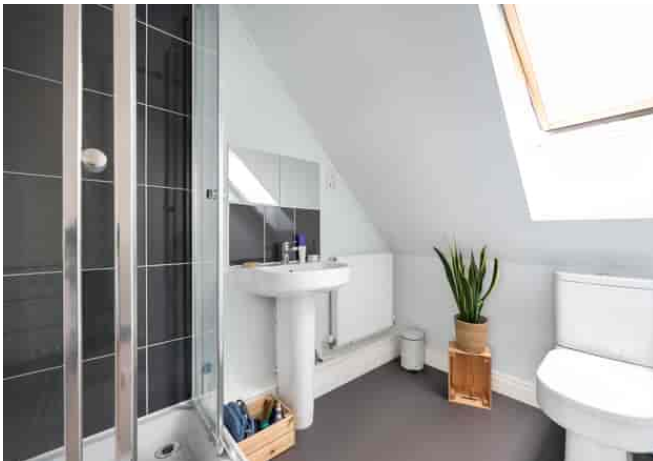
### Description

A modern three-storey, three-bedroom semi-detached family home located in Graces Field, just off Stratford Road and within easy reach of Stroud town centre. Just twelve years old, The property is well positioned for local amenities, with a leisure centre, several good schools, parks, and a supermarket nearby, as well as convenient access to Stroud's shops, train station, and wider facilities.

The ground floor includes an entrance hall, fitted kitchen with integrated appliances and a 16' sitting/dining room with glazed double doors that open onto the garden, connecting the inside with the outside. A staircase leads up from the hall to the first floor, with a landing, two bedrooms and a bathroom on this level. The best bedroom is at the top of the house - a spacious double bedroom with dressing area and en suite shower room. Additional benefits include gas central heating, double glazing, a good EPC rating, hot water heated by solar panels and the property is available with no onward chain. A super house, and a must for your viewing list.

### Outside

The property benefits from a landscaped rear garden, a garage and parking. The garage is behind the house, with parking to the front of this. This is accessed via a drive shared with the neighbour and their adjoining garage. The garden is level, with double doors that open from the sitting room onto this area. A path leads to the bottom of the plot, with lawn to either side. There is a further area to the right of the path, with raised vegetable beds, and the path continues past the garage and on to the drive.



### Location

Graces Field is a popular cul de sac on the outskirts of Stroud. The immediate area benefits from well regarded secondary schools, a supermarket and convenience store, a post office, a leisure centre and park, two pubs as well as a regular bus service into town. 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 at. The recently redeveloped 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 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

From Stroud take the A46 past Merrywalks past the cinema and bus stops, taking the first exit at the roundabout. When you reach the next roundabout, again, take the first exit passing Tesco on your left hand side. Continue on Stratford Road, over a further three mini roundabouts and then take the right hand turn into Graces Field, Follow this road around and the property can be found at the end of the road, set down on the right hand side.

### Property information

The property is freehold. Gas central heating, mains electricity, water and drainage, with additional hot water heating via solar panels. 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 ultrafast, 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



## 47 Graces Field, GL5 4EN

Approximate Gross Internal Area = 78.1 sq m / 841 sq ft

Garage = 13.3 sq m / 143 sq ft

Total = 91.4 sq m / 984 sq ft

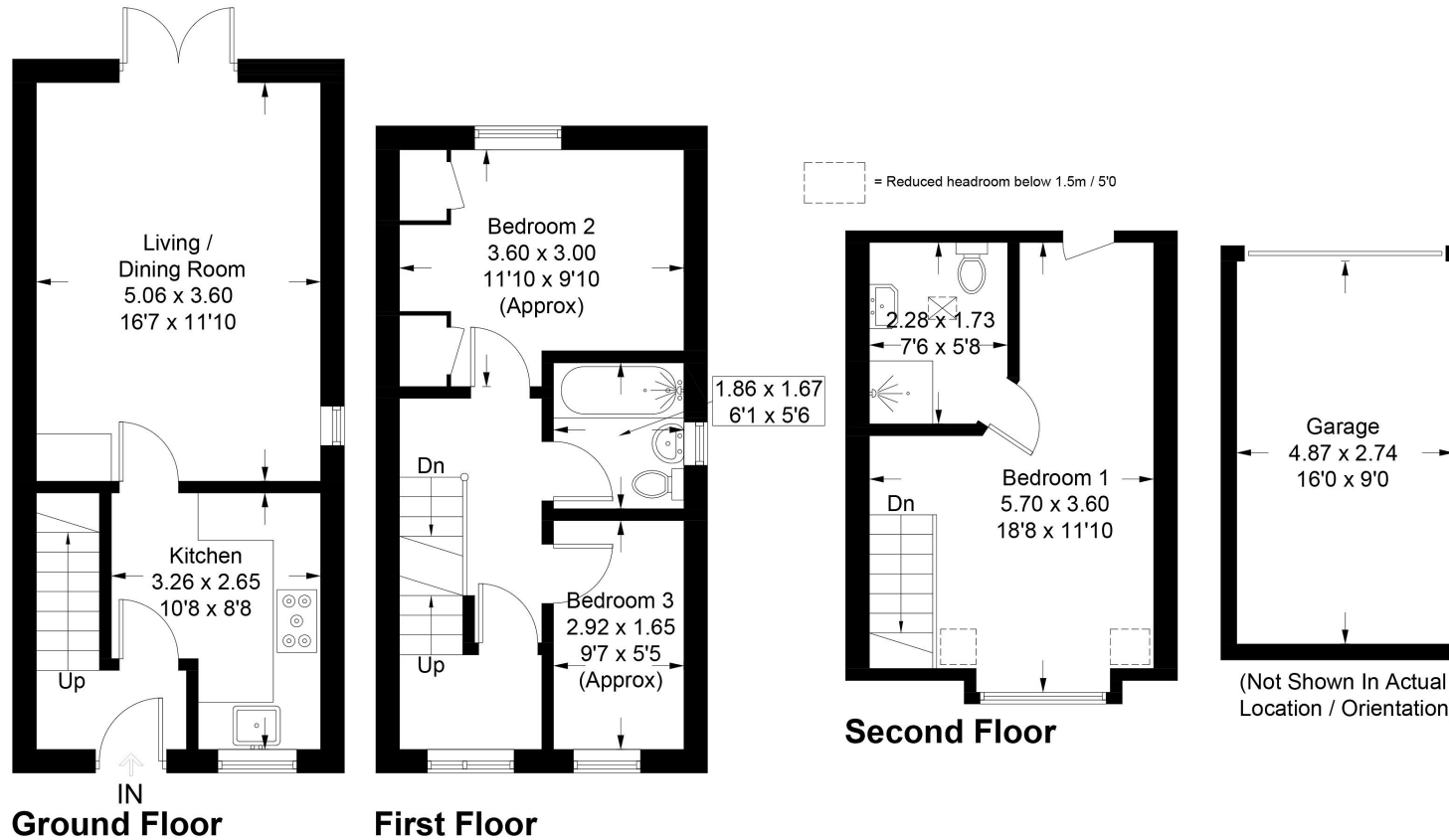
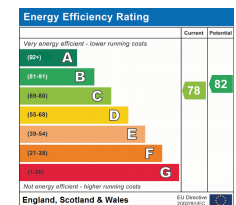


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1228935)



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.