



3 Greys Close, Bussage, Stroud, Gloucestershire, GL6 8HB
Guide Price £450,000

PETER JOY
Sales & Lettings



3 Greys Close, Bussage, Stroud, Gloucestershire, GL6 8HB

A well presented three bedroom detached bungalow in the ever popular Manor Farm development in the heart of Bussage. The spacious and light accommodation offers a living/dining room, and a separate study/occasional guest bedroom, as well as the master bedroom having an en suite shower room. Outside there is a level, private rear garden and driveway parking.

ENTRANCE PORCH, ENTRANCE HALL, SITTING/DINING ROOM, KITCHEN, CONSERVATORY, THREE BEDROOMS (MASTER WITH EN SUITE SHOWER ROOM), FAMILY BATHROOM, STUDY/OCCASIONAL BEDROOM 4, LARGE ATTIC SPACE, FRONT AND REAR GARDENS, DRIVEWAY PARKING, GAS CENTRAL HEATING AND DOUBLE GLAZING.



Viewing by appointment only

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

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Email: stroud@peterjoy.co.uk



Description

This detached, well presented bungalow is located on the extremely popular Greys Close in Bussage on the Manor Farm estate around five miles East of Stroud. The surrounding area is well known locally for its good community and mixed demographic benefitting from a local convenience store, Doctor's Surgery, pharmacy, well-established primary schools, secondary school and a park. This location allows for straight forward access to the shops, amenities and train station of Stroud via the A419.

The light accommodation comprises enclosed entrance porch leading through to the spacious entrance hallway with walk in storage cupboard, a front to back sitting/dining room with serving hatch to the kitchen and sliding patio doors to the conservatory. The fitted kitchen opens through to a delightful conservatory which looks over the rear garden. There are three double bedrooms, with the master bedroom having a good sized en-suite shower room. A family bathroom and study with door to the rear garden complete the accommodation. Further benefits include gas central heating, double glazing and a large attic space which could offer a the chance to convert subject to the necessary planning permissions being obtained.

Outside

Outside there is a lovely lawned rear garden which is enclosed by a hedged boundary with a patio area and pathway, planted borders and mature shrubs. To the front of the house is a further lawned area and off street parking for two cars.

Location

The property is located on the edge of the Bussage estate in a superb peaceful cul-de-sac location. It, along with the neighbouring villages of Chalford, Brownshill and Eastcombe, enjoys a bustling village community, with established primary and secondary schools, two Cotswold pubs, GP surgery, pharmacy, a post office and shops in the area. 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 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 the A419 London Road and proceed along past Brimscombe Corner and turn left into Toadsmoor Hill. Proceed up to the top of the hill and turn right onto the Ridgeway. Turn left into Tanglewood Way and first left into Dorrington Court. Follow the road round, bear left at the top of the road into Greys Close where number 3 can be found on the right hand side identified by our for sale board.

Services

The property is freehold. Gas heating, mains electricity, water and drainage. The council tax band is D. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include standard and superfast, and you are likely to have service from service providers Openreach and EE.

Local Authority

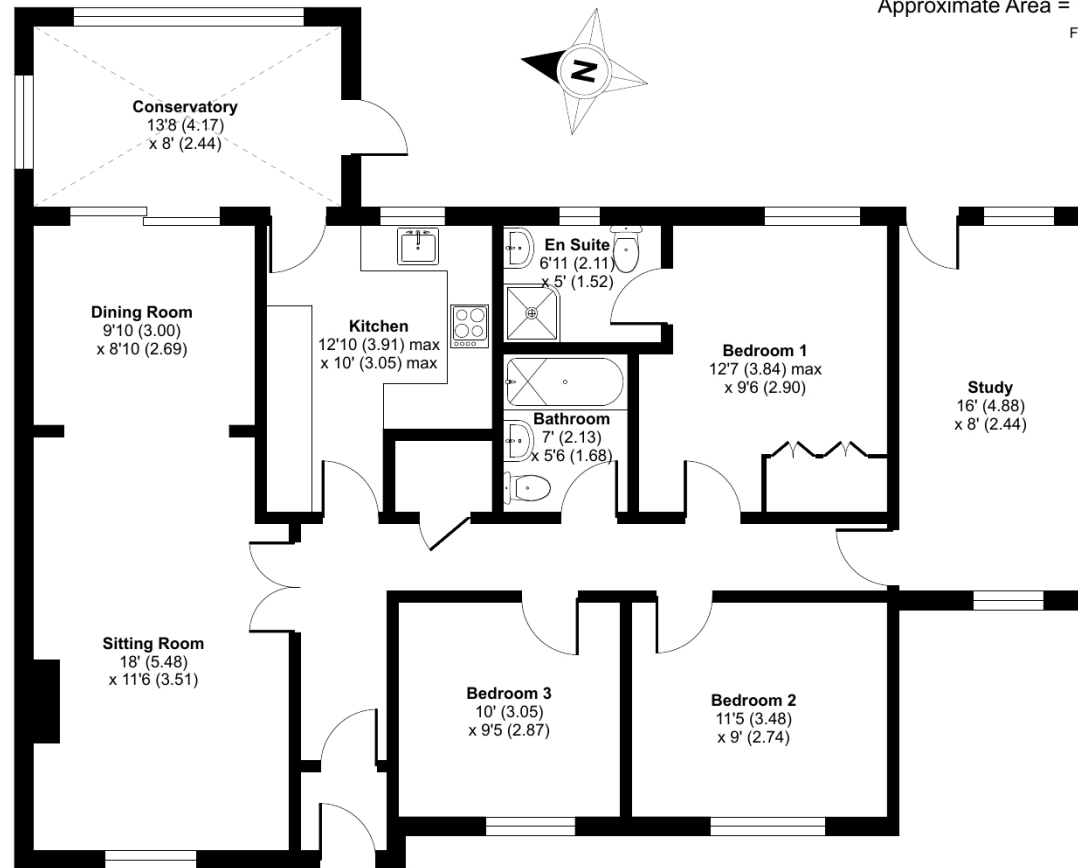
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



Greys Close, Stroud, GL6

Approximate Area = 1268 sq ft / 117.8 sq m

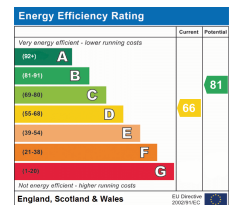
For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Peter Joy Estate Agents. REF: 1110947



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.