



HUNTERS[®]
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Great Oldbury Drive, Great Oldbury, Stonehouse | Asking Price £425,000
Call us today on 01453 764912



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Located on this recent development just outside of Stonehouse is this light and bright 4 double bedroom detached Hemsworth style family home by Barratt homes. The house was built around 4.5 years ago so therefore benefits from the remainder of the NHBC guarantee. Boasting a 2 car side by side driveway leading to an integral garage and a predominantly lawned and enclosed rear garden. Internally comprising a kitchen dining room with many built in appliances, utility room, hallway and cloakroom, not forgetting the lounge to the front of the house. Upstairs you'll find a Master bedroom with en-suite shower room, family bathroom and 3 further double bedrooms. Viewings are by appointment only.

Amenities

Great Oldbury is well placed with excellent communications with major routes to principal towns., positioned alongside Eastington and Stonehouse which offers many everyday shops and amenities. Private education is available at Wycliffe College in Stonehouse and Stroud also retains two excellent grammar schools in addition to comprehensive alternatives nearby. The M5 (J13) is only is close by with a typical journey time to Bristol being half an hour by car. Intercity trains to London Paddington are also available.

Directions

If approaching via the M5 Junction 13 from the south, take the 3rd exit in the direction of Stroud. At the roundabout with Waitrose and Starbucks coffee house take the 1st exit and proceed along this road for a short while where the house will become visible on the right opposite the green.

Hallway

Staircase to the first floor, understairs cupboard, radiator. Doors to....

Lounge

16'0" x 10'8"
Double glazed window to the front, two radiators.

Kitchen/Dining Room

17'1" max x 10'9" max
A gloss white range of fitted wall and base units with worktop over, integrated fridge freezer, dishwasher, one and a half bowl sink with shower tap, gas hob, electric oven, stainless steel extractor. Double glazed window, French doors with blinds to garden, double radiator, wood effect flooring.

Utility Room

6'7" x 5'3"
Gloss white wall and base units with worktops over,

plumbing and space for a washing machine, space for a tumble dryer, double glazed window, radiator. Wood effect flooring. Door to WC.

WC

Comprising: Wash basin, WC, double glazed window, radiator.

First Floor Landing

Loft access, linen/storage cupboard with shelf, radiator, doors to.....

Bedroom 1 (Master)

13'9" max x 13'1"
Double glazed window to front, radiator, door to en-suite shower room.

En-Suite Shower Room

Comprising a shower cubicle, WC, pedestal basin, double glazed frosted window, shaver point, chrome heated towel rail.

Bedroom 2

12'10" max x 10'0"
Double glazed window to front, radiator.

Bedroom 3

11'6" x 9'7"
Double glazed window to rear, radiator.

Bedroom 4

10'2" max x 9'6" max
Double glazed window to rear, radiator.

Bathroom

A white suite comprises: Panelled bath with shower over, pedestal basin, Close coupled WC, radiator, double glazed window to the rear.

Front Garden & Driveway

The front garden is laid to grass with shrubs and a side gate leading to the rear garden. There is a side-by-side driveway for 2 cars.

Integral Garage

Up and over door, wall mounted gas combi boiler, power points and lighting.

Rear Garden

An enclosed garden with a southerly aspect. Predominantly laid to lawn with a slate border to two sides. Some paving can be found by the French doors leading to the side return and gate. Outside cold water tap.

Tenure

Freehold

Council Tax Band

Council Tax Band D

Hunters GOLD Award Winners

We are pleased to announce HUNTERS STROUD won the GOLD award AGAIN at the BRITISH PROPERTY AWARDS! So if would like to know the value of your own home & how we are different from our competitors, call us on 01453 764912 or email us at stroud@hunters.com for a free valuation.

Social Media

Like and share our Facebook page (@HuntersStroud) & Instagram page (@hunterseastroud) to see our new properties, useful tips and advice on selling/purchasing or letting your home.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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