



Heazle Place,
Stroud,
GL5 1UW

£475,000

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Hunters Stroud are delighted to offer this well presented, extended and much improved 3 bedroom detached bungalow with distant views between the houses and light & bright accommodation to include the following. A welcoming entrance hall with a good size storage cupboard, a sitting room with a coal effect gas fire and double aspect. Also a bespoke kitchen dining room with some built-in appliances and doors leading to a front facing terrace. A master bedroom leads through to a dressing room with fitted wardrobes and an ensuite wet room/utility. There are 2 further bedrooms one of which could be used as a study if preferred. The family bathroom comprises of a white 3-piece suite. Externally: The property is slightly elevated and set back behind a front garden with driveway parking for 3 cars and a terraced balcony with view in the distance. The rear garden has been designed with low maintenance in mind and includes an insulated summer house/ store.



Amenities

Heazle Place is convenient for town, there is therefore easy access to the comprehensive shopping and leisure facilities in Stroud as well the mainline rail link to London Paddington. Selsley Common & Rodborough Common also provides ideal dog walking territory along with options for other leisurely pursuits. There are local schools such as Uplands Community Primary and The Rosary Catholic Primary School, also, Gastrells Primary School and Rodborough Community Primary School, Marling Grammar School and Stroud High School for girls.

Hallway

Radiator, double glazed door and side panel, loft access, door into a walk in coats cupboard (former cloakroom) with frosted double glazed window, light and power. Wood effect floor, linen cupboard with shelves and power.

Sitting Room

2 double glazed windows to front and side aspects, 2 radiators, coal effect gas fire within a Portuguese limestone mantle and hearth, coving.

Kitchen Dining Room

A bespoke range of fitted wall and units in a shaker style incorporating an integrated slimline dishwasher, electric oven and induction hob with extractor hood over. Space for fridge freezer, LED under cupboard lighting, one a half bowl stainless steel sink with mixer shower tap. Pull out wire basket to one corner unit and opposite a pull out corner shelf. There is provision for underfloor heating to the dining end of the room. The majority of the worktops are laminate worktops with an American light oak worktop above the taller base units between the dining and kitchen area. Double glazed French doors lead to the decked terrace, a further tall fixed double glazed window looks to the side, radiator, recessed lighting.

Master Bedroom

Double glazed window to the rear garden, radiator, opening into the dressing room

Dressing Room

Fitted with extensive wardrobes incorporating hanging drawers and shelving with top cupboards over. Automatic Velux window with blind, recessed lighting, radiator, door to ensuite.

Ensuite Wet Room/Utility

With a utility area to one end which can be enclosed if preferred. The utility area has plumbing for a washing machine, gas fire boiler, electric trip box, light

and power, water softener. The shower area comprises a suite to include a WC, Aqualisa shower, wash basin with drawers beneath, mirror and light, tall chrome heated towel rail, frosted double glazed window, fully tiled walling and floor, underfloor heating.

Bedroom 2

Double glazed window to the rear garden, radiator.

Bedroom 3/Study

Radiator, wardrobe/cupboard, double glazed window.

Family Bathroom

A modern white suite comprises a panelled bath with shower over, extractor, WC, pedestal wash basin, fully tiled walls, frosted double glazed window, tall heated towel rail, wood effect floor, wall light, recessed lighting.

Outside

Front Garden & Driveway

The garden is laid to lawn with anti-slip pathways which lead to the main door to the side of the bungalow and to the driveway. There are established shrubs beds which are well stopped with a variety of shrubs. The driveway provides parking for approximately 3 cars, and there is an open storage area beneath the front decked terrace approached via the dining area and externally via wooden steps.

Rear Garden

A side gate leads to the rear garden with anti-slip pathway and raised beds. A low maintenance garden with a raised patio terrace and lower areas laid to shingle stones. There is a small raised vegetable bed and access via a pathway to the summer house. There is provision for power and light to the summer house which is insulated in the walls and ceiling and has double glazed windows and double doors looking onto the garden.

Council Tax Band

Stroud Town Band D

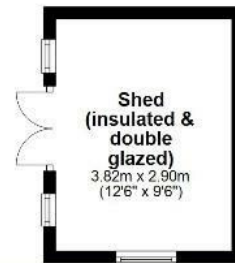
Tenure

Freehold

Hunters Gold Award Winners

We are pleased to announce Hunters Estate Agents in Stroud have won the GOLD award at the British Property Awards 2024. We also won the award in 2023 and 2021. So if you 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.

Ground Floor
Approx. 106.7 sq. metres (1148.6 sq. feet)



Total area: approx. 106.7 sq. metres (1148.6 sq. feet)

Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy. Plan produced using PlanUp.

7, Heazle Place, Stroud

Tenure: Freehold
Council Tax Band: D

- 3 Bedrooms
- Detached Bungalow
- Well Presented
- Bespoke Kitchen Dining Room
- Low Maintenance Rear Garden
- Distant Views To Countryside
- Driveway parking For 3 Cars
- EPC Band D (56)
- No Chain

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	56	84
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	

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.

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.