



HUNTERS[®]

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Stonecote Ridge, Bussage, | £450,000
Call us today on 01453 764912



Energy rating and score

This property's energy rating is D. It has the potential to be B.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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.

Hunters Estate Agents are delighted to be offering you this four bedroom detached family home located in a popular cul-de-sac location. On the ground floor, the property comprises of a entrance hall, cloakroom, lounge, family room/study and kitchen-dining room. To the first floor, you have four bedrooms and the family bathroom. Further benefits include enclosed rear garden, off-street parking, UPVC double glazing and central heating.

SITUATION

Bussage/Chalford has a good range of local facilities, including a Tesco Express, pharmacy, doctors surgery as well as a popular primary school and there is easy access to the ever popular Thomas Keble secondary school. There are also country Inns nearby, walks and recreation grounds to enjoy within striking distance. There is also a clear sense of community in the area whilst further more comprehensive shopping and leisure facilities can be found in Cirencester and Stroud, the latter also benefiting from a mainline rail link to London Paddington.

ENTRANCE HALL

Stairs to first floor, storage cupboard and a radiator.

CLOAKROOM

Low level WC, pedestal wash hand basin, extractor fan, radiator, splash back tiling & vinyl flooring.

LOUNGE

14'6" x 11'8"

UPVC double glazed windows to front & side, two radiators, TV point and phone point.

STUDY/FAMILY ROOM

15'8" x 7'8"

UPVC double glazed window to front and a radiator.

KITCHEN/DINING ROOM

DINING AREA

9'9" x 8'6"

UPVC double glazed French doors to rear garden and a radiator. Archway into...

KITCHEN AREA

10'1" x 8'3"

Kitchen suite with a good range of wall, floor & draw storage units, roll-top work surfaces, drainer sink unit, built-in

dishwasher, space for fridge/freezer, oven with gas hob & washing machine, extractor fan, splash back tiling and UPVC double glazed window to rear.

FIRST FLOOR LANDING

Storage cupboard, radiator, UPVC double glazed window to side and access to loft space. The loft is boarded, insulated, lighting & accessed via pull-down ladder.

BEDROOM ONE

11'8" x 10'7"

UPVC double glazed window to rear, radiator, TV point and fitted wardrobes.

ENSUITE BATHROOM

Low level WC, wash hand basin, shower cubicle with shower of mains, UPVC double glazed & frosted window to side, tiled throughout, radiator and extractor fan.

BEDROOM TWO

11'3" x 8'5"

UPVC double glazed window to rear, TV point and a radiator.

BEDROOM THREE

8'9" x 8'7"

UPVC double glazed window to rear, TV point and a radiator.

BEDROOM FOUR

UPVC double glazed window to front and a radiator.

BATHROOM

Low level WC, pedestal wash basin with mixer tap, paneled bath with mixer tap, shower off mains, shower glass, tiled throughout, extractor fan, heated towel rail and a UPVC double glazed & frosted window to side.

EXTERIOR

The enclosed rear garden is mainly laid to lawn. Further benefits include patio area, patio veranda, fenced borders, bedding areas with mature plants/scrubs, outside tap, water butt, compost bin and gated side access.

To the side, there is a purpose-built storage cupboard housing the wall-mounted boiler.

The front garden is mainly laid to lawn. Further benefits include hedges, wisteria, storm porch and lighting.

OFF-STREET PARKING

Parking at the front of the property.

COUNCIL TAX BAND

The council tax band is D.

TENURE

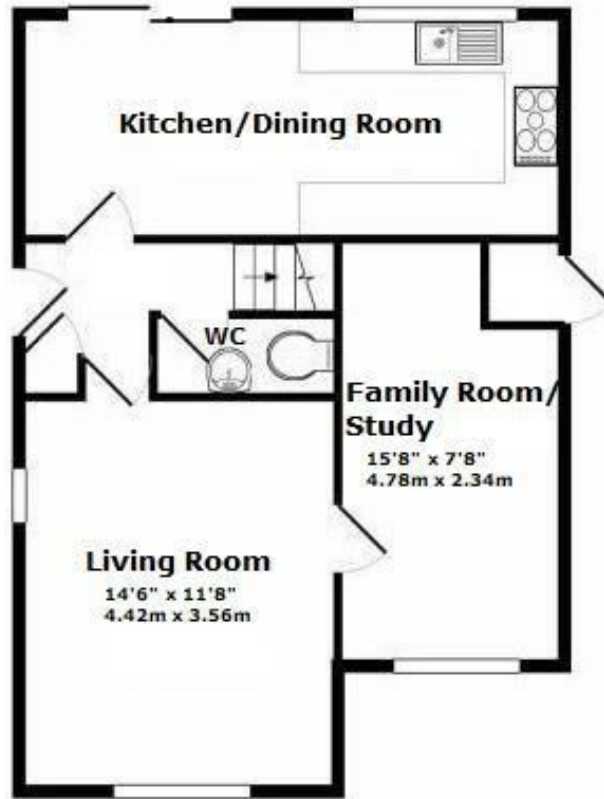
Freehold

SOCIAL MEDIA

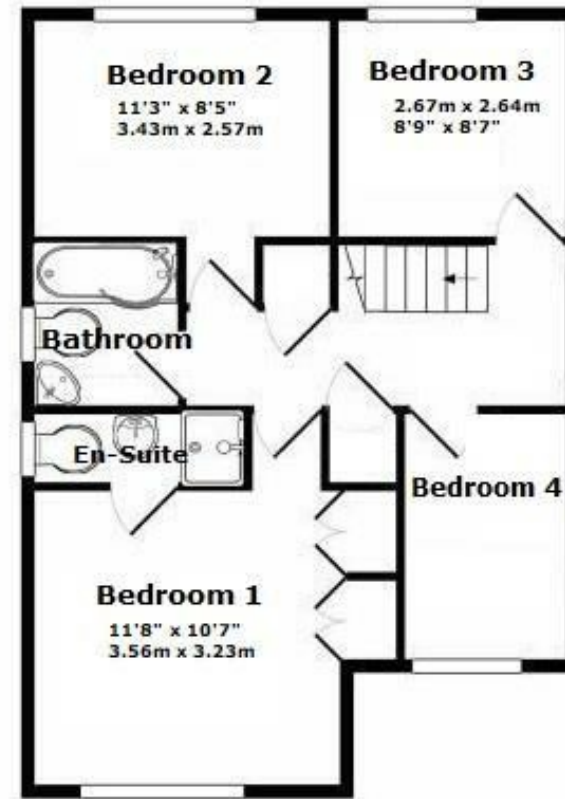
Like and share our Facebook page (@HuntersStroud) & Instagram Page (@hunterseastroud) to see our new properties, useful tips and advice on selling/purchasing your home.

GOLD AT BRITISH PROPERTY AWARDS

We are pleased to announce HUNTERS STROUD won the GOLD award AGAIN at the BRITISH PROPERTY AWARDS this year! 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. FLOOR
AREA 530 SQ.FT.
(49.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 530 SQ.FT.
(49.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1060 SQ.FT. (98.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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.

1 John Street, Stroud, GL5 2HA | 01453 764912 | stroud@hunters.com

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