



**Charles Almond Close, Great Oldbury, Stonehouse, GL10**  
**Asking Price £475,000**

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**EXCLUSIVE**



# Charles Almond Close, Great Oldbury, Stonehouse, GL10

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An executive style, 4 bedroom detached recently built family home to the outskirts of the Great Oldbury development. Since the property was purchased by the current vendors, it has been the subject of many upgrades internally and externally including to the flooring, kitchen/dining/family room, en-suite and family bathroom. The property comprises: A welcoming entrance hallway with downstairs w/c, cloaks cupboard, a bay fronted sitting room and an impressive kitchen/dining/family room which also benefits from many integrated appliances and feature side bay with windows and French doors leading to the garden. There is also a utility room which gives access to the driveway and garage. To the first floor a light and bright landing with airing cupboard and loft access, a family bathroom with shower over the bath, master bedroom with en-suite shower room and dual aspect windows, two double bedrooms and a good-size single bedroom with cupboard over the stairs - currently used as a dressing room. Further benefits include gas central heating, double glazing, and is being offered to the market chain free. The property has a driveway allowing parking for several cars and a garage which can be found to the rear of the property. The garden is fully enclosed and benefits from a southerly aspect and recent landscaping, which has now created a patio seating area, heightened boundary wall giving increased privacy and a level lawn with some stone chippings. To the front there are fenced and hedged boundaries with gravel and planted beds, and a path leading to the front door.





#### Amenities

Great Oldbury is conveniently placed close to junction 13 of the M5 just a few miles West of Stroud, on the outskirts of Stonehouse and Eastington. There is a newly built primary school, and the shops and amenities of Stonehouse are within easy reach, including a train station with a direct London (Paddington) service and the well regarded Wycliffe private school. More extensive facilities can be found at nearby Stroud and further afield in Bristol, Gloucester and Cheltenham.

#### Directions

From Junction 13 of the M5, head towards Stroud. At the roundabout, enter into the development on the left, turn left again into Grove Lane, then right into Charles Almond Close where the property can be found along on the right.

#### Hallway

With tumbled limestone flooring, composite front door, radiator, coats cupboard, door to WC, door to kitchens and sitting room, panelled effect walling.

#### Cloakroom

Comprising a white suite to include a pedestal basin, WC, radiator, extractor, tiled floor.

#### Sitting Room

21'0" x 11'9"

Double glazed bay window to the side and an additional double glazed window. Further double glazed window to the front, two double radiators.



#### Kitchen/Dining/Family Room

21'0" x 15'7" > 11'5"

A wonderful family space with a pearl fitted kitchen with AEG appliances to include a firing Gas, electric double oven, integrated dishwasher, fridge and freezer. Built-in wine cooler, pull-out larder cupboard, quotes worktops, underhung sink, stainless steel extractor hood large bay leading to garden incorporating French doors and glass panels either side. Double glazed window to the front, two double radiators, breakfast bar, recessed lighting tumbled limestone flooring. Door to utility.

#### Utility Room

6'1" x 5'6"

Matching wall and base units to compliments the kitchen with quotes worktops, tumbled limestone floor, storage cupboard, double glazed front door to the driveway, cupboard housing gas fired boiler.

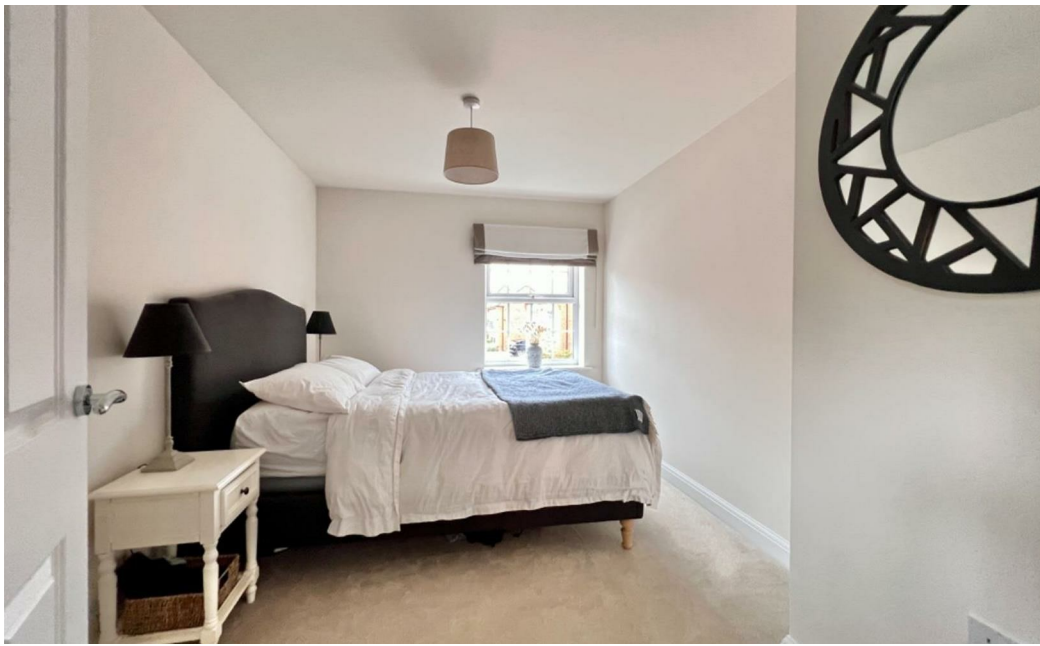
#### Landing

Double glazed window to the drive, radiator, panel effect walling on the landing and siding the stairs. Airing cupboard with hot water cylinder.

#### Master Bedroom

11'7" x 9'4" + 8'4" x 4'8"

Double glazed window to the front and rear garden, double radiator, door to ensuite.



**En-Suite**  
6'5" x 4'3"

Comprising a white suite to include a pedestal basin, WC, wide shower cubicle, opaque double glazed window, heated towel rail, shaver points, tiled floor.

**Bedroom 2**  
12'3" > 10'2" x 12'0"

Double glazed window to the front, radiator.

**Bedroom 3**  
12'4" max x 8'7" max

Double glazed window to the side, radiator.

**Bedroom 4**  
8'4" x 7'0" max

Double glazed window to the front, radiator, built-in wardrobe.

**Family Bathroom**  
6'7" x 6'1"

A three piece white sweet comprising a panelled bath with shower over, pedestal basin, WC, tiled floor, heated towel, opaque double glazed window, extractor.

**Outside**



**Garage & Driveway**  
20'5" x 10'4"

A deep garage with power and light and eaves for storage. There is an up and over Door. There is room on the tarmac driveway for approximately 2 to 3 cars.

**Front Garden**

A pathway leads to the door with canopy over, there is a hedged boundary surround with grass either side of the pathway leading to an area of lawn to the side which opens to the driveway.

**Rear Garden**

The property enjoys a south facing garden which is approximately 50% lawn and 50% laid to patio. The lawn has been replaced with natural drainage laid under. There is an area of stones behind the garage and a gate to the driveway. There are external lights to the rear of the house and also to the foot of the brick wall, illuminating the wall at night.

**Council Tax, Tenure & Maintenance Charge**

Council Tax band E. Tenure is Freehold. There is normally an annual estate maintenance charge of around £200-£250 paid annually, although as the development has not been handed over as yet so no charges have as yet had to be paid.



### Agents Notes

Many quality light fittings, switches and sockets have been replaced by a qualified local electrician to suit the sellers tastes. Some light fittings will be removed and replaced with a standard fitting. Switches and sockets can also be discussed at offer stage.

### Social Media

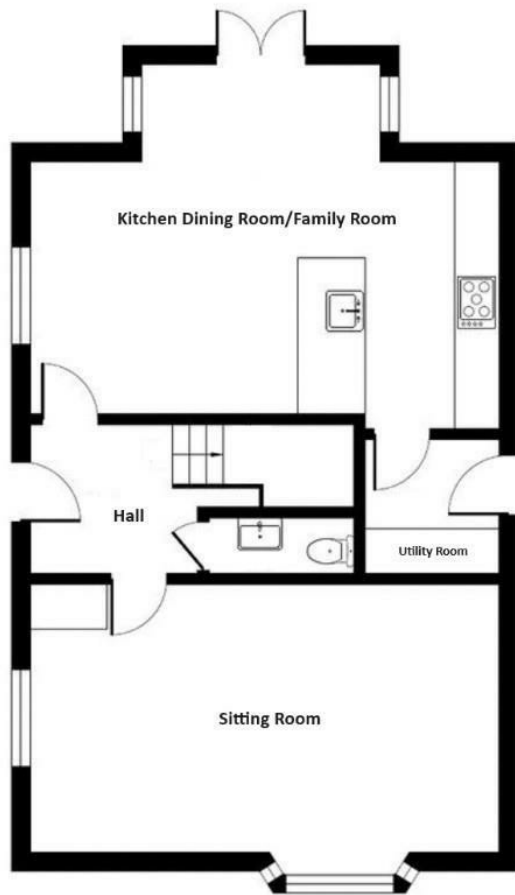
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	94
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

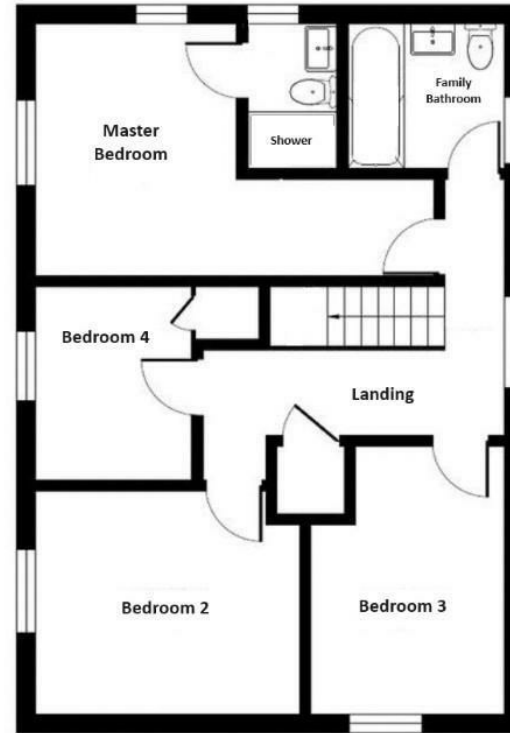
### DISCLAIMER

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.

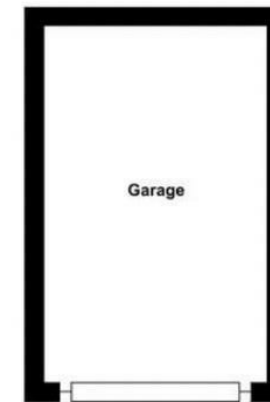
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