



Folly Lane,
Stroud,
GL5 1SD

£565,000

4 2 2 D

The seller has found a property to move to with no onward chain.

This modern detached house, proudly positioned in a private development of just four houses, is now available for sale. The property offers picturesque distant views to Stroud, enhancing the appeal of its location. Conveniently located, it is in close proximity to public transport links, a range of local amenities, and highly regarded schools. Designed with the modern family in mind, the property boasts four well-proportioned bedrooms with both a separate family and en suite shower rooms. One of the standout features of this house is its double aspect spacious reception room, leading into the new conservatory, with a coal effect gas fire adding a touch of warmth and charm to the property. A separate dining room offers space for entertaining and dinner parties. The house also features a modern gloss white kitchen with built in appliances, this also leads directly into the conservatory which was added in 2024, offering a seamless transition between indoor and outdoor living. The conservatory is a wonderful addition, providing an extra living space filled with natural light. Outside a single garage, car port and extra parking space provides secure off street parking. The property also benefits from a manageable garden, with two sheds, greenhouse and pond with sitting area, perfect for those who enjoy outdoor living without excessive upkeep. Its peaceful setting yet close to town would suit both couples and families looking for a quiet home close to all amenities. This house is a perfect blend of comfort, convenience, and modern living, waiting for you to make it your home.



Hunters Stroud 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.

Amenities

Folly Lane 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

Double glazed front door, double glazed window, radiator, coving, staircase to the first floor, double doors to sitting room, doors leading to dining room, kitchen breakfast room and WC.

WC

Encased system WC with integrated wash basin. Radiator, double glazed window to the rear. Storage cupboard.

Sitting Room 18'4" x 12'2"

Double glazed splay bay window to the front, radiator, French doors leading to the conservatory, coving, coal effect gas fire with mantle and hearth. Double doors to hallway.

Dining Room 10'9" x 8'8"

Double glazed window to the front, radiator, coving, door to kitchen.

Kitchen Breakfast Room 13'8" x 9'9"

A selection of modern gloss white wall and base units with worktops over. Built-in double oven and grill, induction hob, space for a fridge freezer, 1 1/2 bowl stainless steel sink unit. Gas fired boiler, double glazed window to the rear garden, tall radiator, tall storage cupboard. Double glazed French doors to the conservatory and door to dining room.

Conservatory 19'8" x 8'8"

Finished 2024. UPVC double glazed French doors and a single double glazed door to the garden. Glass roof, power and light.

Landing

Loft hatch, doors to...

Bedroom 1 15'3" x 10'3" max

Double glazed window to front with far reaching views towards Rodborough, radiator, coving, fitted triple wardrobe, door to ensuite.

Ensuite 7'8" x 5'2"

With a white suite comprising a wash basin with storage, encased WC, shelving, wide corner shower cubicle, radiator, opaque double glazed window, shaver light and point.

Bedroom 2 11'1" x 8'5"

Double glazed window to the front, built-in cupboard over staircase, built-in double wardrobe, radiator.

Bedroom 3 9'3" x 7'7" max

Double glazed window to the rear, radiator.

Bedroom 4 9'7" max x 8'1" max

Double glazed window to rear, radiator.

Family Shower Room 6'2" x 6'3"

Comprising a corner shower cubicle with built-in seat, wash basin into vanity storage, encased WC, radiator, wall light.

Outside

Front Garden

Laid to grass with pathway leading to the front of the house continuing to meet the side gate.

Rear Garden

The garden has been landscaped and arranged over three levels. A lower terrace with steps leading to a second terrace arranged around a pond and laid to crushed stones. Stone pathways lead up to the next level of garden which is laid to lawn with shed to the left-hand side and greenhouse to the right. Throughout the garden there are mature trees, shrubs and plants. Side access leads to the front garden and a second shed can be found adjacent to the house.

Garage & Car Port

With eaves for storage light and power, up and over door. Additional parking can be found under the carport to the right for one car and on the driveway in front of the garage for a further car.

Council Tax Band

Band C

Tenure

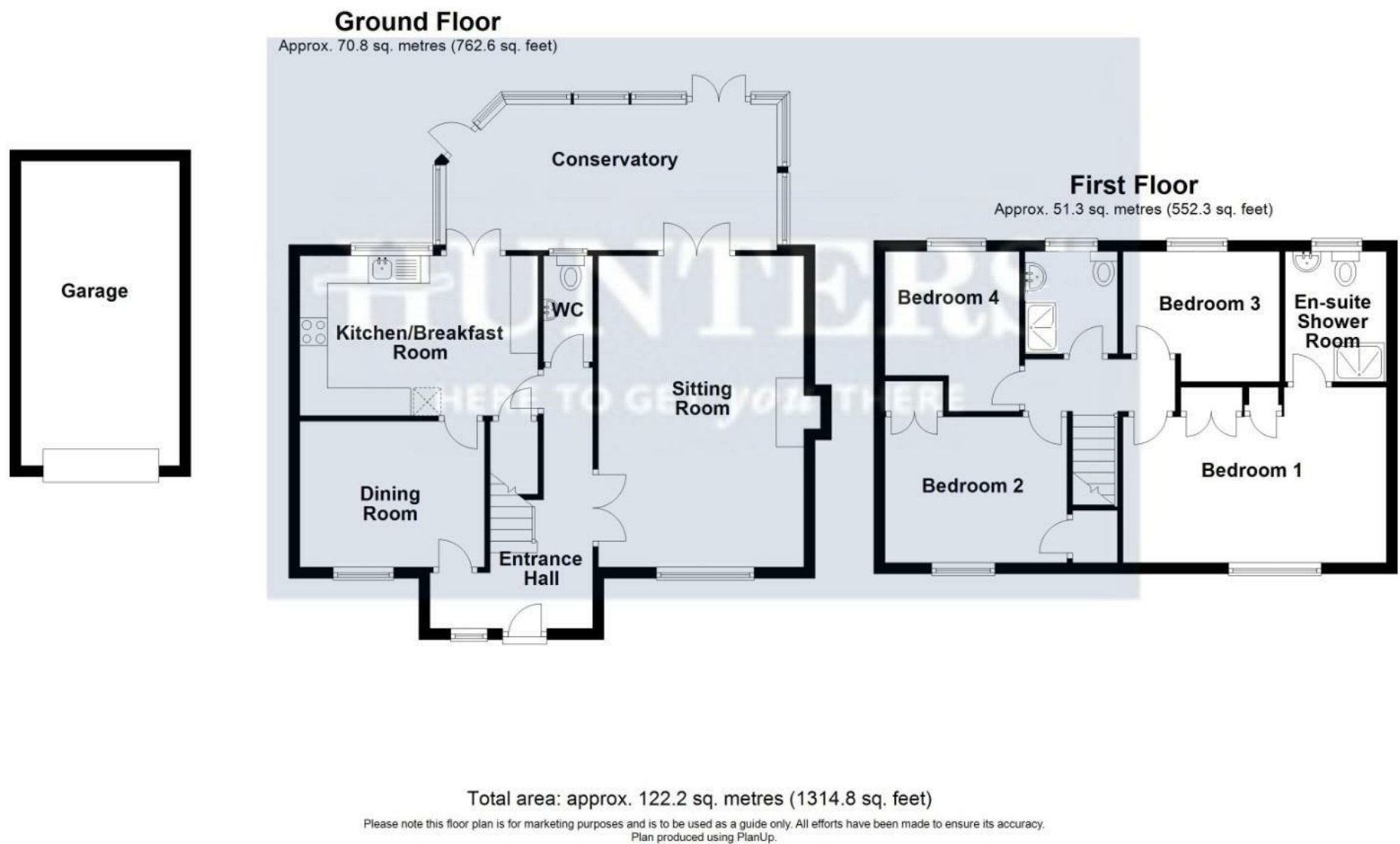
Freehold

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.

Tenure: Freehold
Council Tax Band: C

- 4 Bedroom Detached House
- Garage, Car Port & Driveway
- New Conservatory To The Rear
- Sitting Room
- Dining Room
- Modern Kitchen Breakfast Room
- Mature Garden
- Close To Stroud's Amenities
- En-Suite To Master Bedroom
- D/S WC



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	62	
(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	

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.