



**Beatrice Webb Lane, Standish, Stonehouse, GL10 3WE**  
**Guide Price £440,000**

**HUNTERS®**  
**EXCLUSIVE**



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Hunters Estate Agents are delighted to offer this beautifully presented three bedroom semi-detached family home located in the exclusive "Green Walk" development in Standish. Loaded with approx. £25,000 worth of extras, this home is located on the edge of the development and backs onto fields & Standish woods. The property comprises of an entrance hall, cloakroom and kitchen/dining/lounge on the ground floor.

The first floor has bedroom one with fitted wardrobes & en-suite shower room, two further bedrooms & the family bathroom. Further benefits include off-street parking for three vehicles, EV electric car charger, private rear garden, views both front & rear, electric blinds, bi-folds, UPVC double glazing and gas central heating.





#### SITUATION

The property is situated in the exclusive 'Green Walk' development in Standish. Located within the Cotswolds Area of Outstanding Natural Beauty this development benefits from 32 acres of historical landscape, existing mature trees and gardens with views over the Severn Valley. Stonehouse town centre is only a 1 mile South of the development and offers good community facilities and a train station with direct line to London Paddington. By car, the M5 motorway junctions 12 & 13 are 5 minutes' drive away with links to Bristol (40min) Cheltenham & Gloucester (20min) and there are also frequent bus services operating between Stonehouse, Stroud and Gloucester with the nearest stop being 15 min walk.

#### ENTRANCE HALL

UPVC double glazed entrance door, radiator and stairs to first floor.

#### CLOAKROOM

7'10" x 2'10"

WC, wall-mounted sink with mixer tap, radiator, tiled floor, splash back tiling, extractor fan and a UPVC double glazed & frosted window to front.

#### KITCHEN/DINING/LOUNGE



#### KITCHEN/DINING AREA

12'8" x 21'2"

The property has an upgraded kitchen suite with a good range of wall, floor & drawer kitchen units, sink with mixer tap, built-in oven, ceramic hob, microwave, dishwasher, washing machine, wine fridge, fridge & freezer, extractor fan, breakfast bar, tiled floor, smoke alarm, UPVC double glazed window to front with electric blinds and space for table & chairs.

#### LOUNGE

13'4" x 16'4"

UPVC double glazed bi-folding door to rear, radiator, TV point and under stairs cupboard with phone point.

#### FIRST FLOOR LANDING

Radiator, smoke alarm and cupboard containing wall-mounted combination boiler.

#### BEDROOM ONE

10'8" x 14'4"

UPVC double glazed window to front with electric blinds & views, radiator and fitted wardrobes.



#### EN-SUITE

5'1" x 7'10"

WC, vanity sink with mixer tap, walk-in shower, heated towel rail, extractor fan, fitted cupboards, tiled throughout and a UPVC double glazed & frosted window to front.

#### BEDROOM TWO

13'9" x 8'7"

UPVC double glazed window to rear with electric blind & views, radiator, TV point and fitted wardrobes.

#### BEDROOM THREE

7'4" x 10'1"

UPVC double glazed window to rear with electric blinds & views, radiator and TV point.

#### BATHROOM

5'5" x 8'10"

WC, vanity sink with mixer tap, bath with mixer tap & shower attachment, shower glass, tiled throughout, radiator, extractor fan and fitted cupboards.



#### EXTERIOR

The property has an enclosed rear garden which backs onto fields & Standish woods. The rear garden is mainly laid to lawn. Further benefits include fenced boundaries, patio area, outside tap, outside lighting, outside power and gated side access.

The front & side garden benefits from a lawned area, bedding areas with planting, outside lighting, storm porch, gated rear access and electric car charging point.

#### OFF-STREET PARKING

Driveway parking for 3 vehicles.

#### £25,000 WORTH OF EXTRAS

The current owner spent approx. £25,000 on extras/upgrades within the property. This includes;

- Upgraded Bathroom & En-suite to the highest spec, to include vanity units, storage cupboards and tiling
- Upgraded Kitchen to a high spec, to include fitted wine fridge, microwave oven, ceramic hob & larger sink.



- Upgraded electrical sockets to chrome.
- Carpets & flooring throughout.
- Fitted wardrobes in Bedrooms 1 & 2.
- Electric blinds in many of the rooms
- Alarm system
- EV Electric car charger point

#### TENURE / MANAGEMENT COMPANY

Freehold. There is a management fee which covers the maintenance of the garden areas around the development. This will start once the site has finished but is approx. £65 a month.

#### COUNCIL TAX BAND

The council tax band is D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		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	



#### SOCIAL MEDIA

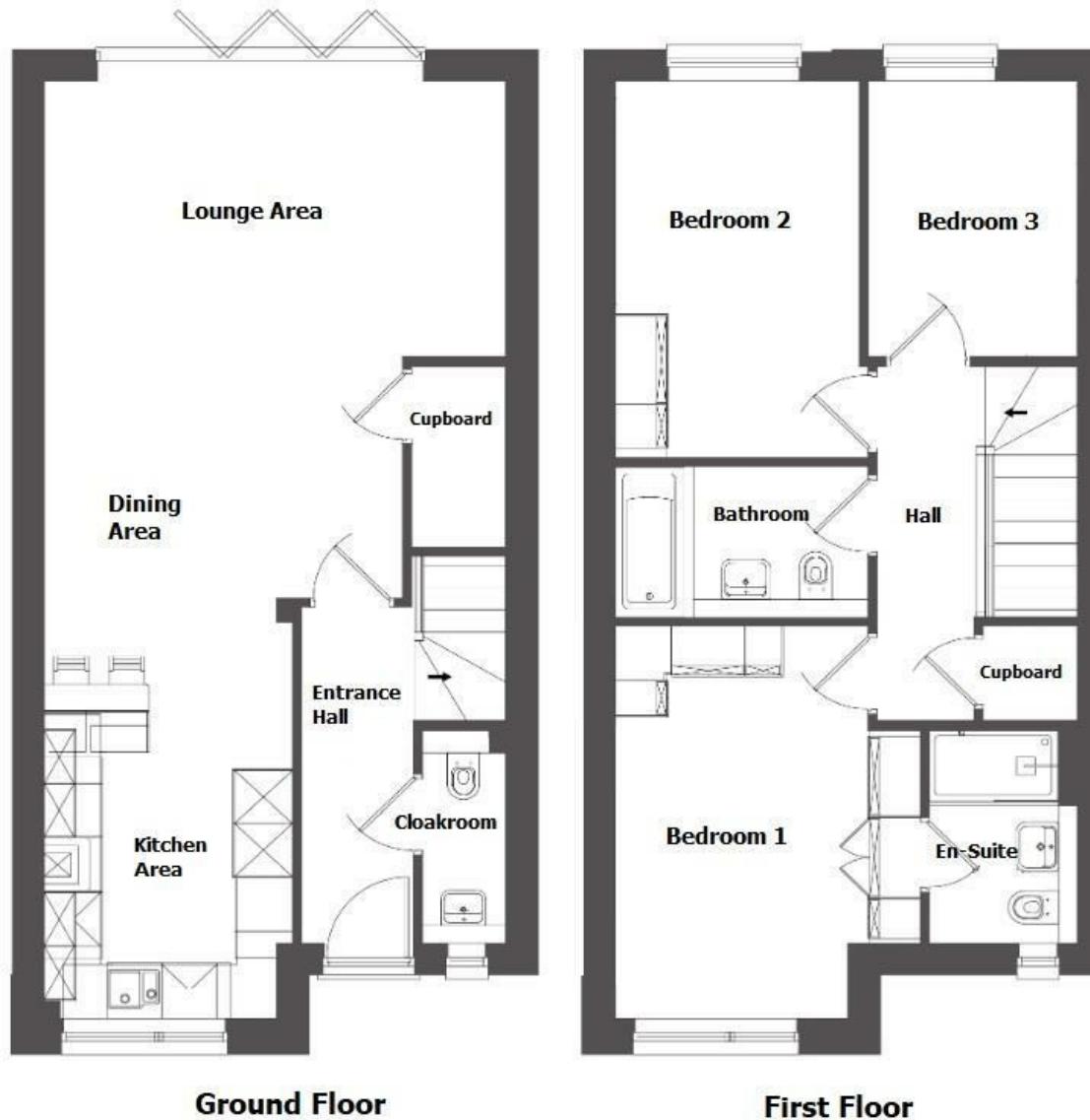
Like and share our Facebook page (@HuntersStroud) & Instagram page (@hunterseastroud) to see our new properties, useful tips and advice on selling/purchasing or letting your home.

#### GOLD AT THE 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.

#### 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.



### **Viewing Arrangements**

Strictly by prior appointment only through the agent Hunters  
 01453 764912 | Website: [www.hunters.com](http://www.hunters.com)

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