





Sibree Close  
Bussage  
Stroud  
GL6 8DB  
£485,000



located within this small close is this 3 bedroom detached family home which has been much improved by the current owners. The property benefits from a modern kitchen dining room with many built-in appliances a sitting room which gives access to a conservatory. There is also a hallway and a modern downstairs WC. To the first floor landing gives access to 3 bedrooms and a modern shower room with a four piece suite. Externally the rear garden benefits from a southerly aspect, the driveway is large enough to accommodate 3 cars in front of the single garage. Viewings are by appointment only.





## 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](mailto:stroud@hunters.com) for a free valuation.

### Amenities

Bussage/Chalford has a good range of local facilities, including a Tesco Express, doctors surgery as well as a popular primary school and the ever popular Thomas Keble secondary school. There are also country Inns nearby, walks and recreation grounds to enjoy within walking distance. Additionally 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.

### Hallway

Laminate flooring, double radiator, coving, staircase to the first floor.

### WC

A modern white suite comprising: wash basin with storage beneath, WC, part tiled walling, tiled flooring, extractor, heated towel rail.

### Kitchen Dining Room 19'2" max x 10'6" max

Boasting a modern selection of cream shaker wall and base units with oak worktops over. Stainless steel sink with mixer tap, tiled flooring, double glazed window to the front. Appliances to include an induction hob with electric oven and extractor hood over. Integrated microwave oven, integrated refrigerator and space for a freezer. A cupboard housing the gas fire boiler. Double radiator, double glazed doors lead to the garden, deep storage cupboard with power and plumbing for a washing machine.

### Sitting Room 19'2" x 11'0"

Fire surround with capped of gas point and wooden mantel over. Double glazed window to the front, three double radiators, double glazed French doors to the conservatory.

### Conservatory 10'0" x 7'4"

UPVC door and windows with blinds incorporated looking into to the garden.

### Landing

Loft access with pull down ladder some boarding, light. Double glazed window over stairs, deep airing cupboard with shelving.

### Master Bedroom 11'1" x 10'8"

Double glazed window to rear, radiator.

### Bedroom 2 12'7" x 8'1"

Double glazed window to front, radiator. Built-in wardrobes, distant view between houses opposite.

### Bedroom 3 10'7" x 8'0"

Double glazed window to front, radiator.

### Modern Shower Room 7'8" x 7'3"

With modern white four piece suite comprising: A white shower cubicle, encased system WC, bidet, wash basin with storage beneath, countertop with tiled splash back, additional storage cupboard with countertop, radiator, opaque double glazed window.

### Outside

#### Front Garden

Laid to lawn with various trees to include Rowan and conifers. Various shrubs and plants can be found with infant Acer trees and hot and cold taps.

#### Rear Garden

Boasting a southerly aspect laid to grass with a patio area. Gate to the driveway, shed to corner, outside tap and side return. Within a wall and fence around.

### Garage & Driveway

A garage can be found providing parking for one car with further parking on the driveway in front for several cars. The garage has light and power and access through an up and over door. Window looking into the garden.

### Tenure

Freehold

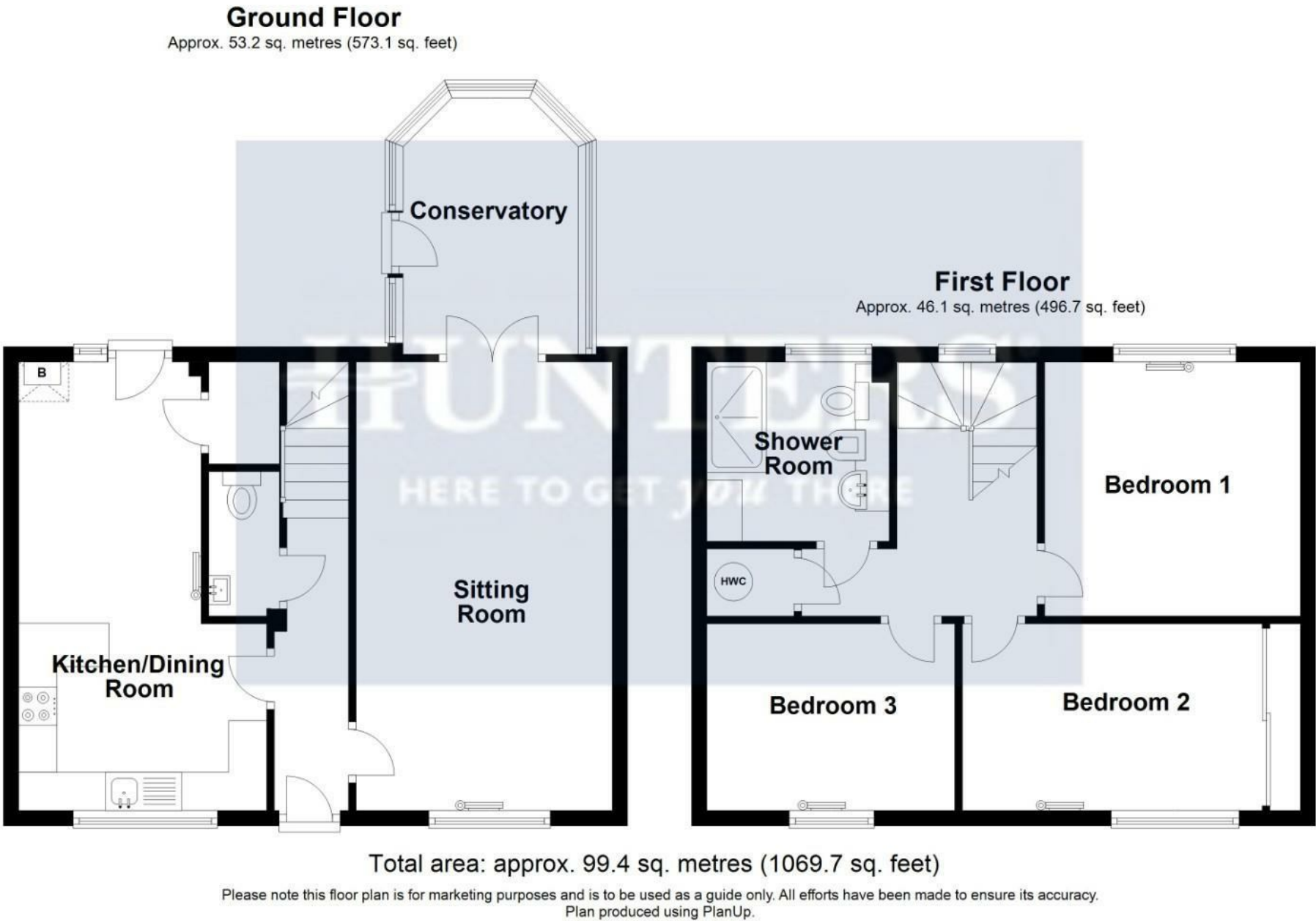
### Council Tax Band

Band D

### 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: D



- Detached House
- South Facing Rear Garden
- Garage & 3 Car Drive
- Modern Kitchen With Many Appliances
- D/S WC
- Conservatory
- Close Location
- 19'2" x 11'0" Sitting Room
- EPC Band C (69)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		84
(55-68) D	69	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.