

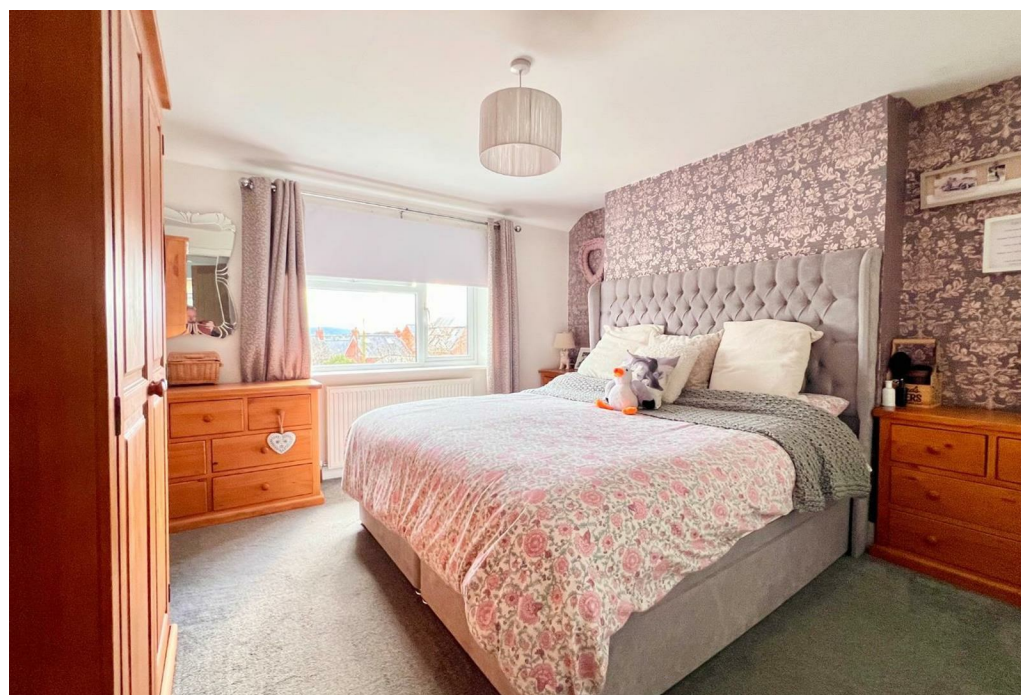


Storrington Place, Storrington Road, Stonehouse, GL10 2JP

£375,000

4 1 1 C

Hunters Stroud are delighted to offer this much improved, extended 4 bedroom semi-detached house. As you approach, you will see there is parking for 3 to 4 cars side-by-side with gate leading through to the main garden. The main garden benefits from grass and paved areas and a south-west aspect. Inside the property, a welcoming entrance hall gives access to the sitting room and also the utility room and WC. The sitting room boasts a woodburning stove and double doors lead through to the impressive kitchen dining room which also leads through to the utility room. To the rear there is a small conservatory. To the first floor there are 4 bedrooms and the main family bathroom/shower room with white 4 piece suite. Located to the rear is a large log cabin with light and power, patio area and space alongside for a shed. Viewings are by appointment only.



Hunters GOLD Award Winners

We are pleased to announce HUNTERS STROUD won the GOLD award AGAIN at the BRITISH PROPERTY AWARDS this year! So if 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

Stonehouse facilities include a Post Office, Supermarket, Primary & Secondary Schools, Public Houses & a variety of other shopping facilities. Wycliffe College & the Wycliffe Junior School are private schools which cater for all ages. The main line railway station provides local services to Gloucester, Cheltenham & Stroud as well as Intercity trains to London (Paddington). Open countryside & the Cotswold Hills are close at hand whilst roads provide access to major local centres & the M5, 2.5 miles away, for those needing access to Bristol, the South West & the Midlands.

Directions

Just 3 miles from Stroud. Proceed out of Stroud onto the Cainscross Road, at the roundabout take the 2nd exit onto the Westward Road. Go past Frome Gardens and continue onto the Ebley Road. At the Horse Trough roundabout, take the 3rd exit onto the Bath Road, taking the right turn opposite the Church. Proceed along Burdett Road into Storrington Road and continue around to the very end into Storrington Place looking out for the house on the right.

Hallway

Double glazed front door and panel, multicolour tiled flooring, tall radiator, door to WC and utility room, door to sitting room, recessed lighting.

Sitting Room

Wood burner to chimney breast, half glazed double oak doors into kitchen dining room, double glazed bay window, laminate flooring, old-school style, radiator.

Kitchen Dining Room

A selection of cashmere coloured wall and base units with wood effect worktops over. Ceramic sink with mixer tap, 5 ring gas, hob, electric double oven, space for an American style, fridge freezer, Wine chiller, and dishwasher included. Roof light, double glazed window and door leading to the conservatory. A cast-iron fireplace, old school style, radiator, half glazed double oak doors Into the sitting room, recessed lighting, under stairs cupboard, multicoloured tiled flooring.

Conservatory

Double glazed door and windows looking onto the garden, double glazed glass roof, blinds included.

Utility Room

A range of wall units with worktops over, plumbing for washing machine, space and vent for a tumble dryer on top, recessed lights, double glazed French doors to the garden, half glazed door to the kitchen dining room.

WC

Wash basin with tile surround and vanity storage, multicoloured tiled flooring, WC, extractor and light.

First Floor Landing

Loft access, doors to bedrooms and the bathroom.

Master Bedroom

Double glazed window to the front, radiator, open fronted wardrobe.

Bedroom 2

Double glazed window to the front aspect, radiator.

Bedroom 3

Double glazed window to the rear, radiator.

Bedroom 4

Double glazed window to the rear aspect, radiator.

Bathroom

Panelled bathroom with tiled splashback, mixer tap, and shower handset. WC, wash basin with vanity storage, shower cubicle, tiled floor, recessed lighting, extractor, obscure glazed double glazed window, heated towel rail/radiator.

Outside

Main Garden

The front garden is used as the main garden, the larger garden of the two which is predominantly laid to lawn with an extensive patio adjacent to the house. There are flower and shrub borders, a porch over the door, outside tap and outside lighting.A recent summerhouse with light and power has been built and is available by seperate negotiation.

Rear Garden

Boasting a log cabin 14'9" x 11'9" with lighting and power, double doors and two windows. There is a concrete pad alongside ready for a further shed. Patio area, lower patio area adjacent to the side of the conservatory.

Parking

There is off-road parking for 3 to 4 cars Side-by-side. A bin store, wood store, gate to the main garden and light.

Council Tax Band

Stonehouse Town Band C

Tenure

Freehold

Social Media

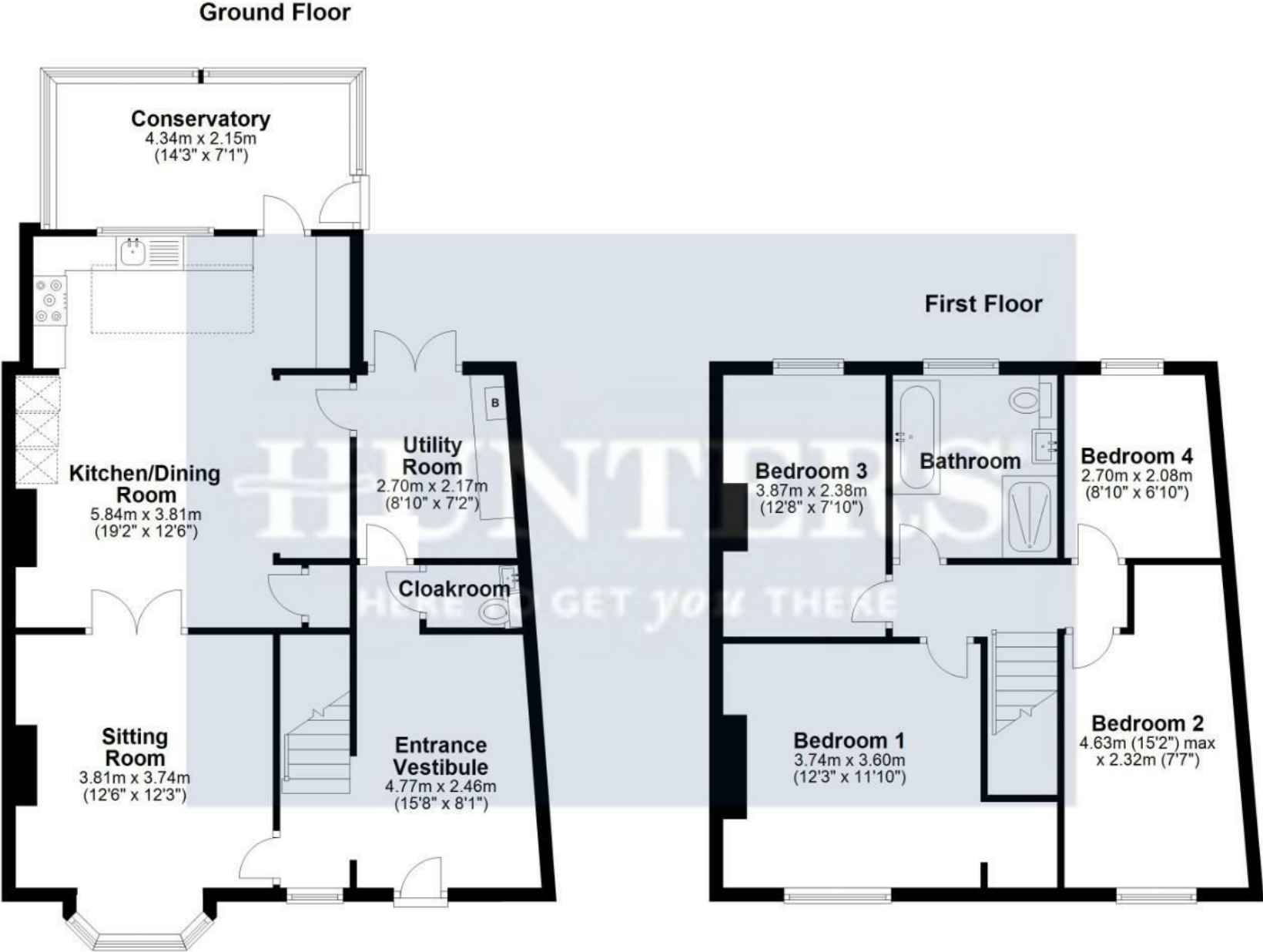
Like and share our Facebook page (@HuntersStroud) & Instagram page (@hunterseastroud) to see our new properties, useful tips and advice on selling/purchasing or letting your home.

Tenure: Freehold
Council Tax Band: C

- An Extended & Improved Family Home
- 4 Bedrooms
- Welcoming Hallway
- D/S WC
- Utility Room
- 16'1" x 15'5" Modern Kitchen Dining Room
- Sitting Room With Wood Burning Stove
- Conservatory
- Parking For 3-4 Cars Side By Side
- EPC Band C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A	69	83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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



Total area: approx. 133.4 sq. metres (1435.7 sq. feet)

Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy.
Plan produced using PlanUp.

2 Storrington Place, **STONEHOUSE**

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.