

# HUNTERS®

HERE TO GET *you* THERE



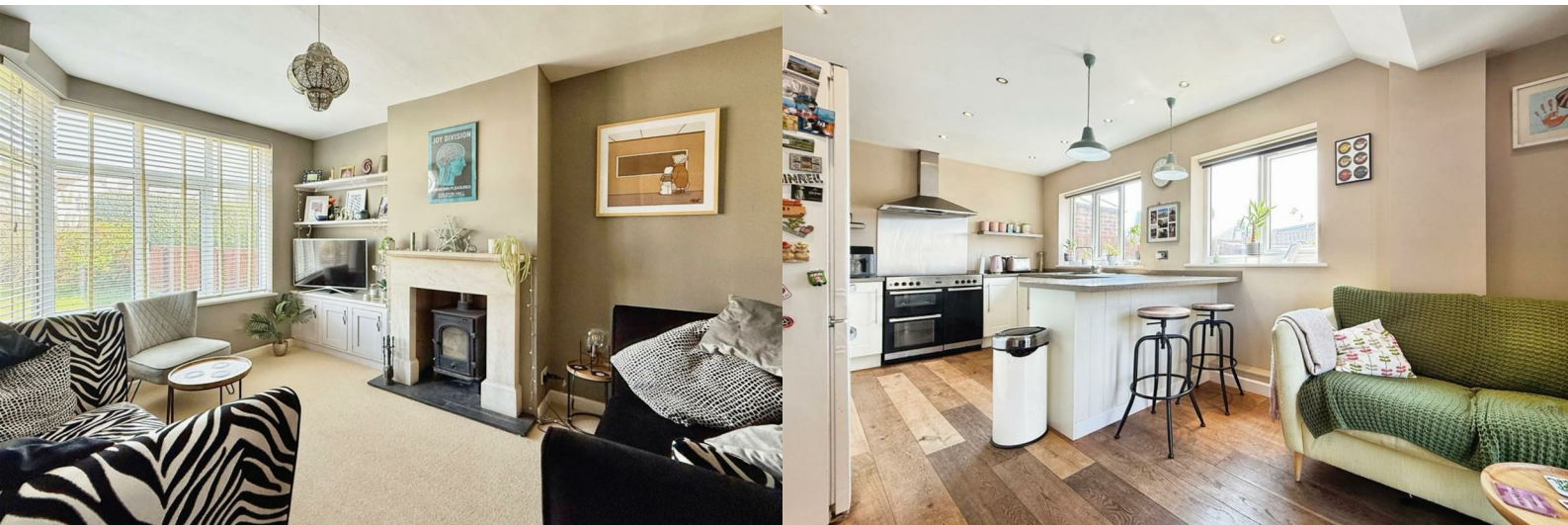
## Wharfdale Way

Bridgend, GL10 2AJ

Asking Price £425,000



Council Tax: D



# 9 Wharfdale Way

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Asking Price £425,000



## AMENITIES

Bridgend is Located just south of Stonehouse which offers many shops and amenities and is Ideally positioned giving access to both Stroud's town centre as well as the M5 junction 13 which gives access to Gloucester, Bristol & Cheltenham. Not forgetting the local mainline station. Local facilities in Stonehouse include a Co-op with a post office, a variety of everyday shops, restaurants and of course primary and secondary schools.

## DESCRIPTION

Hunters Estate Agents are delighted to offer this much improved and extended 4/5 bedroom semi-detached house set back behind a deep front garden and driveway providing parking for several cars. Boasting a recently landscaped garden which is predominantly laid to lawn and patio. Briefly comprising: A welcoming hallway a characterful sitting room with bi-fold internal doors to the dining room, a modern kitchen breakfast room with some built in appliances, Also, a cloakroom, utility and access to a garage (reduced in size) and workshop area. Upstairs: There are 4 bedrooms and a study/child's bedroom and a bathroom with white suite. The master suite boasts a double bedroom a dressing room and en-suite shower room. Viewings by appointment only.

## DIRECTIONS

From Stroud Take the A419 in the direction of the M5 motorway. Turn left onto Downtown Road, right onto Haven Avenue, then right into Wharfdale Way where the property is along on the left.

## HALLWAY

Staircase, wooden floor, double radiator, understairs cupboard, door to sitting room and dining room. Meter cupboard.

## SITTING ROOM

14'1" x 10'10" > 9'8" (4.29 x 3.30 > 2.95)

Bi-Fold doors are a unique feature into the dining room. Bay fronted double glazed window. Wood burner to stone fire surround. Alcove cupboard and shelves, half glazed door to hallway, radiator.

## DINING ROOM

20'1" max > 13'0" x 10'3" (6.12 max > 3.96 x 3.12)

Double glazed French doors to patio, Radiator, wood burner to chimney breast, recessed lights, shelved cupboard, wood flooring. Opening into a small walk through area with radiator, doors to utility room and cloakroom.

## KITCHEN BREAKFAST ROOM

19'0" x 9'9" (5.79 x 2.97)

A modern range of cream wall and base units with worktops over. Range style cooker, modern square stainless steel sink, 2 double glazed windows, plumbing for dishwasher and space for a fridge freezer. Wood floor, radiator, recessed and pendant lighting. Breakfast bar. Double glazed French doors.

## CLOAKROOM

3'8" x 3'8" (1.12 x 1.12)

Tiled flooring, wash basin to vanity storage unity, close coupled WC, radiator.

## UTILITY ROOM

8'7" x 7'0" (2.62 x 2.13)

Cream wall and base units, stainless steel sink to worktop, double glazed window and door to garden, radiator, Door to garage, plumbing for washing machine, space for a tumble dryer.

## FIRST FLOOR

Radiator, understairs cupboard, double glazed window, staircase up to top floor. Doors to....

## MASTER BEDROOM

13'0" x 8'7" (3.96 x 2.62)

Doors to dressing room and en-suite, Double glazed window, radiator.

## DRESSING ROOM

8'7" x 5'8" (2.62 x 1.73)

Radiator, double glazed window, wall to wall, storage with hanging rails and shelves.

## ENSUITE SHOWER ROOM

9'6" x 3'10" (2.90 x 1.17)

Measured into shower cubicle. A white suite comprises:

Encased cistern WC, wash basin to oak vanity unit, shower cubicle, heated towel rail, shelves, double glazed window, laminate flooring.

### FAMILY BATHROOM/SHOWER ROOM

10'6" x 7'5" (3.20 x 2.26)

A 4 piece suite comprises: Corner Shower, panelled bath, encased cistern WC, wash basin to Oak vanity unit. Double glazed window, tiled flooring, recessed lights.

### BEDROOM 2

13'5" to bay x 10'10" (4.09 to bay x 3.30)

Double glazed window to bay. Radiator.

### BEDROOM 3

15'8" x 9'11" (4.78 x 3.02)

Radiator, two double glazed windows. Built in airing cupboard/wardrobe with a relatively new gas fired boiler fitted circa 2 years ago. .

### STUDY

7'9" > 5'9" x 5'6" (2.36 > 1.75 x 1.68)

Double glazed window, radiator, shelves.

### TOP FLOOR LANDING

Roof window, door to....

### BEDROOM 4

12'7" x 7'7" > 6'6" (3.84 x 2.31 > 1.98)

Two deep recess areas, pitched ceiling, open fronted wardrobe, built in drawer storage, low waist height doors to a store room measuring circa 8' 5" x 8' 2" with pitched ceiling, limited head height, roof window.

## OUTSIDE

### FRONT GARDEN & PARKING

A brick pillared entrance gives access to the driveway parking for several cars and garage. There is a side gate, shrubs and plants, low wall, canopy porch.

### GARAGE/WORKSHOP

11'10" x 8'9" Plus 5'11" x 3'9" (3.61 x 2.67 Plus 1.80 x 1.14)

Reduced size.Up and over door, light and power, opening into workshop area with double glazed window to the front.

### REAR GARDEN

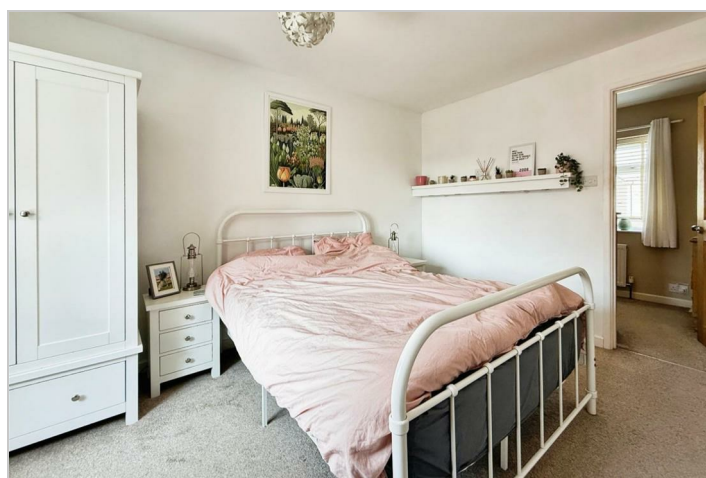
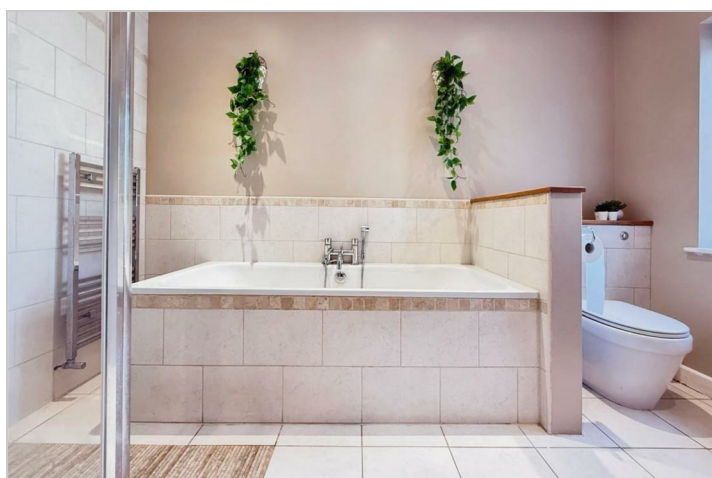
landscaped and quite deceptive with a patio terrace, area laid to shingle stones and a lawned area with a 10'10" x 7' 3" summerhouse alongside with power and light. Side gate, tap. Fully fenced.

### FREE VALUATIONS

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Road Map



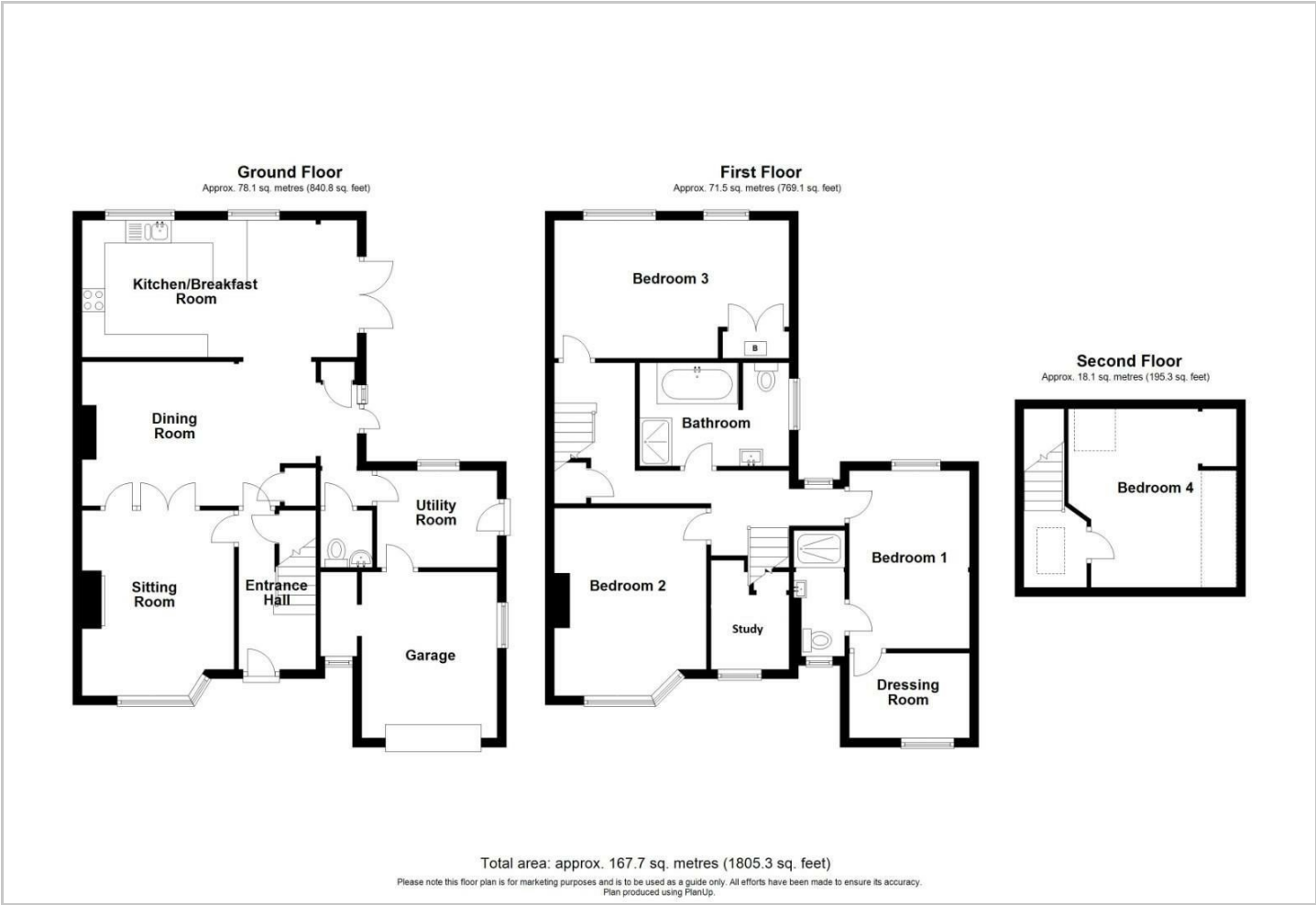
Hybrid Map



Terrain Map



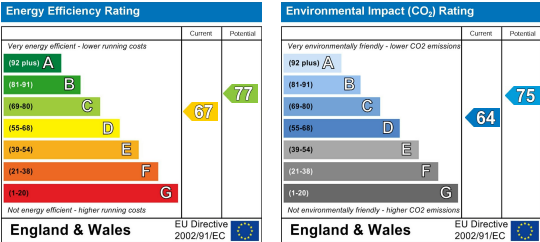
Floor Plan



Viewing

Please contact our Hunters Stroud Office on 01453 764912 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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.