

# HUNTERS®

HERE TO GET *you* THERE



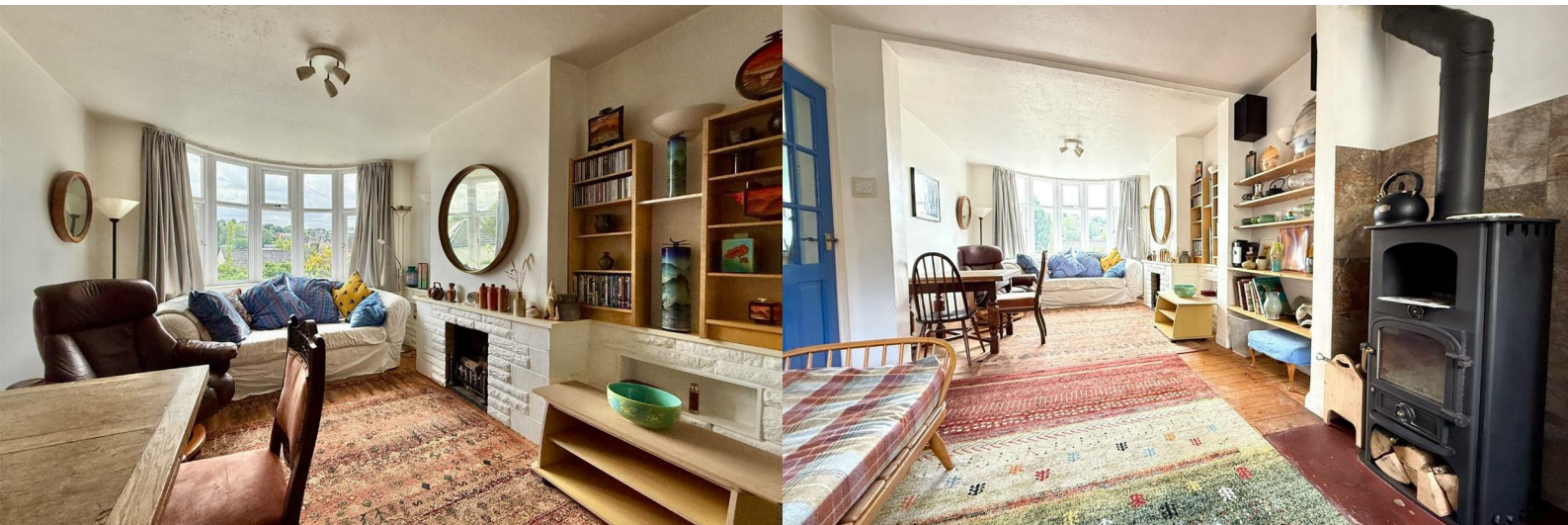
## Folly Lane

Stroud, GL5 1SD

Asking Price £425,000



Council Tax: C





# 21 Folly Lane

Stroud, GL5 1SD

Asking Price £425,000



## Description

Welcome to this charming 1930's semi-detached house, perfectly nestled in a sought-after location with views to Stroud. Ideal for first-time buyers or families, conveniently located near schools and local amenities, making it a prime choice for those who value access to the community. The property offers three double bedrooms, one with a built-in wardrobe for that extra space-saving benefit. It also caters to family living and entertaining with two connected open plan reception rooms, one end of which features an open fireplace, perfect for those chilly nights in. The house also includes an extended kitchen, perfect for all your culinary needs. The property is further complemented by a family-sized bathroom.

One of the unique features of this home is its long garden providing an excellent spot for outdoor relaxation and play. Not forgetting its former pottery workshop which offers versatile usage, an ideal spot for an artist to get creative. What's more, this property is just a short walk into town and comes with no onward chain, offering you a hassle-free move. With an EPC rating of D and a council tax band of C, this house which has been lived in by the current owners since 1996 is ready to be the backdrop of new memories for its new owners. It could be your perfect home!

## 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

Under stairs storage cupboard, cupboard with Worcester gas fire boiler and double glazed window. Exposed wooden floorboards, radiator, fixed double glazed window, staircase to the first floor.

## Sitting Room/Dining Room

Double glazed splay bay window with views, open fire to chimney breast, alcove shelving, two double radiators, expose wooden flooring, wood burner to the dining room and patio door to garden.

## Kitchen

With a selection of wall and base units with worktops over. Integrated appliances to include a washing machine and dishwasher, tumble dryer, also a fridge and freezer, range master cooker with extractor over, vinyl flooring, double glazed window to the side, further double glazed window to the rear and door to the side. Stainless steel sink, tall larder style cupboard, double radiator.

## Landing

Double glazed window to side, loft access with some boarding, doors to bedrooms and bathroom.

## Bedroom 1

Alcove cupboards, exposed floorboards, curved desktops, double radiator, double glazed splay bay window.

## Bedroom 2

Wooden floorboard, radiator, double glazed window, built in wardrobe/cupboards.

## Bedroom 3

Two double glazed windows, exposed floorboards, extensive desktop with shelving, double radiator.

Tel: 01453 764912



### Bathroom/Shower Room

Comprising of three-piece white suite incorporating a corner shower, corner bath with telephone style mixer tap, encased WC and wash basin with vanity storage beneath. Double glazed window, heated towel rail.

### Outside

#### Front Garden

Well planted with dedicated raised beds, hosting a variety of shrubs and plants. Canopy porch.

#### Rear Garden

A large garden with a lower patio, wood store, tap and gate to driveway. A stepped pathway leads to a kitchen garden with greenhouse, potting shed, raised vegetable beds and steps leading to an arbour with climbing roses and small enameling studio/log cabin with water, power and light. A wildlife pond with adjacent block patio and bridge over leads to a seating area with various plants and shrubs and curved brick wall feature backdrop. The pathway continues to a second seating area in front of the pottery workshop/studio with decked veranda.

#### Former Pottery Workshop/studio

A great flexible space with light, power and water. Workbenches, 4 double glazed fixed roof lights,

further double glazed windows. Insulated floor and roof, wide sealed unit double glazed French doors to garden. Door to rear.

### Garage & Driveway

A long driveway provides parking for several cars leading to a detached garage with light and power, eaves for storage, workbench, and shelving, up and over door.

### Council Tax Band

Band C

### Tenure

Freehold

### 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.

### 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.



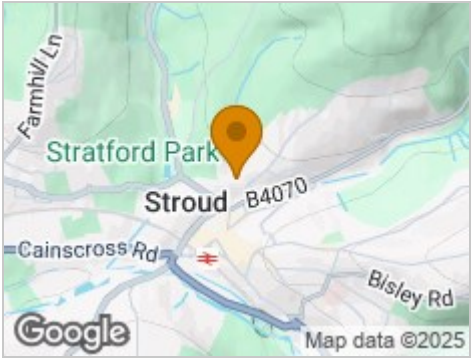
Road Map



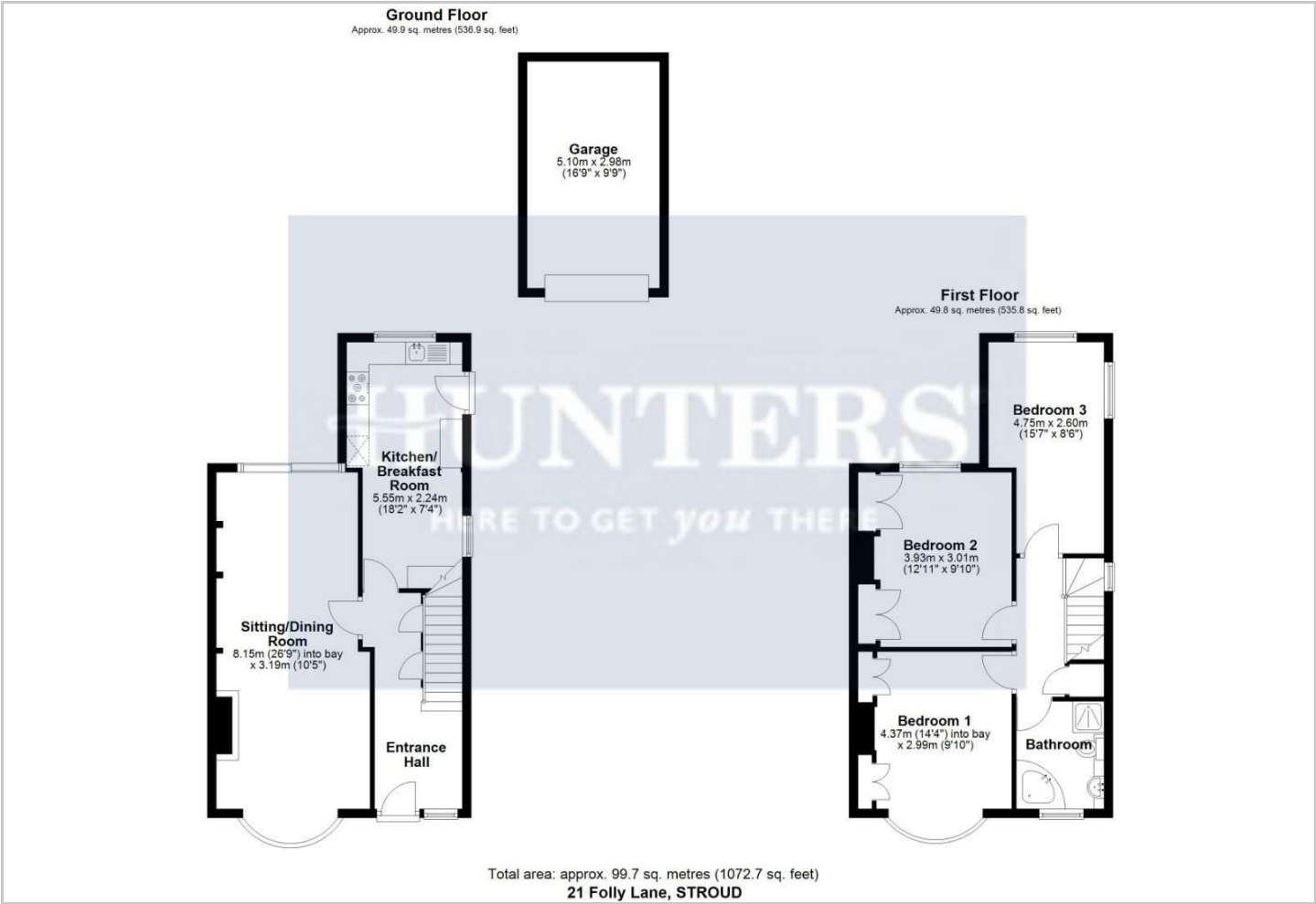
Hybrid Map



Terrain Map



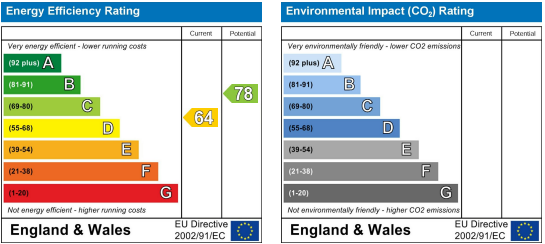
Floor Plan



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.