



Castle Rise, Stroud, Gloucestershire, GL5 2AW

£650,000

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EXCLUSIVE



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We are delighted to present this charming detached house located to the end of Castle Rise and approached through a pillared entrance with long drive leading to the house. The house is set within a sought-after road with Waitrose right at your doorstep and views across the valley. This property ticks all the right boxes for families looking to settle into a unique and flexible home. The house delights with 3 reception with part of the house annexed making it ideal for a family member to reside with you. The principal sitting room features stunning valley and garden views over the terrace. The main kitchen is open plan to the dining area which oozes potential for you to apply your fresh ideas and make it truly your own. You will also find three bedrooms, a study/office, utility, hallway and WC, along with a Jack and Jill bathroom and shower room in this property. It's worth mentioning that the house is in need of modernising, which is a fantastic opportunity for those who enjoy bringing their own flair to a property. This terrific house is waiting for you to begin your new family adventure.





Hunters Stroud Win Gold Again

We are pleased to announce HUNTERS STROUD won the GOLD award AGAIN for the 3rd consecutive year 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.

Amenities

The town centre of Stroud offers a comprehensive range of facilities and amenities. These include 5 supermarkets with Waitrose being on your doorstep! local speciality stores, the 5 Valleys shopping centre, hospital, state and private schools and the award winning weekly farmers market, a cinema, various restaurants and so on. There is also a main line railway station with direct services connecting with London (Paddington).

Hallway

Wooden front door with glass wall feature along side, door to WC and door to kitchen dining room. Radiator, coving.

WC

9'7" x 4'0"

WC, wash basin with vanity storage beneath, opaque glazed casement window, loft access.



Kitchen Dining Room

13'4" x 10'5" + 11'7" x 10'7"

A selection of dark wall and base units with worktops over, built-in freezer, and refrigerator (not in use). Built-in double oven and grill, wrap around breakfast bar, ceramic hob with wide extractor over, 1 1/2 bowl stainless steel sink and drainer. Casement window to the rear. Door to garden, opening to dining area double glazed display window to the front with views across the valley. Double radiator, wide opening and step down to the sitting room.

Sitting Room

22'7" x 13'7"

Opening to dining area, coving, log effect gas fire which is not used, stone surround and plinths. Two double glazed windows to the side, one latch window to the rear, wide patio door leading to the front balcony.

Lower Ground Floor

Landing leading to the annex area, utility and study.

Annexe Kitchenette

7'6" x 7'2"

Wall and base units with worktops over, one and a half bowl sink, single oven, opening to the reception/sitting room and door to bedroom.



Annexe Sitting Room/Dining Room

15'4" x 14'6" max

Double glazed door and splay bay window to the front, double radiator, double glazed window to the side.

Annexe Bedroom

11'9" x 8'0"

Double radiator, double glazed window to the side, door to ensuite.

Annexe Ensuite

8'0" x 3'2"

Comprising a shower cubicle, wash basin to a tiled countertop with cupboard beneath, WC, frosted double glazed window, radiator.

Study Or Possible Bedroom 4

10'7" max x 9'7"

Casement window to the rear, built in cupboards, door to utility, double radiator.

Utility Room

8'8" x 5'2"

Door to rear, space for various appliances incorporating plumbing and



space for a washing machine. Stainless steel sink, wall mounted gas fired boiler.

First Floor Landing

Doors to.....

Master Bedroom

15'4" x 11'3" max

Large double glazed window with view to the front, double radiator, coving, door to Jack and Jill bathroom.

Jack & Jill Bathroom

7'8" max x 9'0"

Incorporating a large corner bath, separate shower cubicle, WC, wash basin to base units, opaque double glazed window, heated towel rail, part tiled walling, door to landing and door to the master bedroom.

Back Bedroom 2

12'9" x 8'4"

Double glazed window to the rear and side, double radiator, built-in mirror fronted wardrobe, airing cupboard with hot water cylinder and shelving.

Outside



Gardens & Parking

The garden wraps around the house. enjoying wonderful views across the valley. A sunny terrace leads from the sitting room with a southerly aspect with railings surrounding. The terrace extends to the side of the house with a gate within leading down to a lower lawn which extends from the side to the front of the property. A variety of mature trees And shrubs can be found along with a good deal of privacy. A pathway connects to the driveway providing parking for at least 4 cars with an iron gate at the rear leading to a corner where two large sheds and bin storage area can be found. To the rear, a pathway passing a planted banked garden with steps incorporated lead to the back door of the utility and kitchen. There are again many mature trees shrubs and plants and a paved area to meet the opposite side of the house.

Tenure

Freehold

Council Tax Band

Band F

Social Media

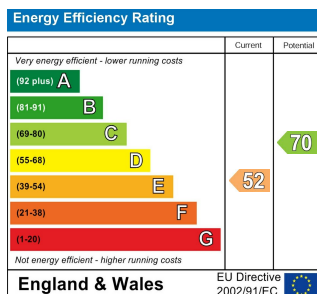
Like and share our Facebook page (@HuntersStroud) & Instagram page (@hunterseastroud) to see our new properties, useful tips and advice on selling/purchasing or letting your home.

EPC's

There are 2 EPC's for this property. See the EPC Register online for more information

The main Part is Band E (52) Out of a potential C (70)

The Annexe Part is Band C (74) Out of a potential C (79)



DISCLAIMER

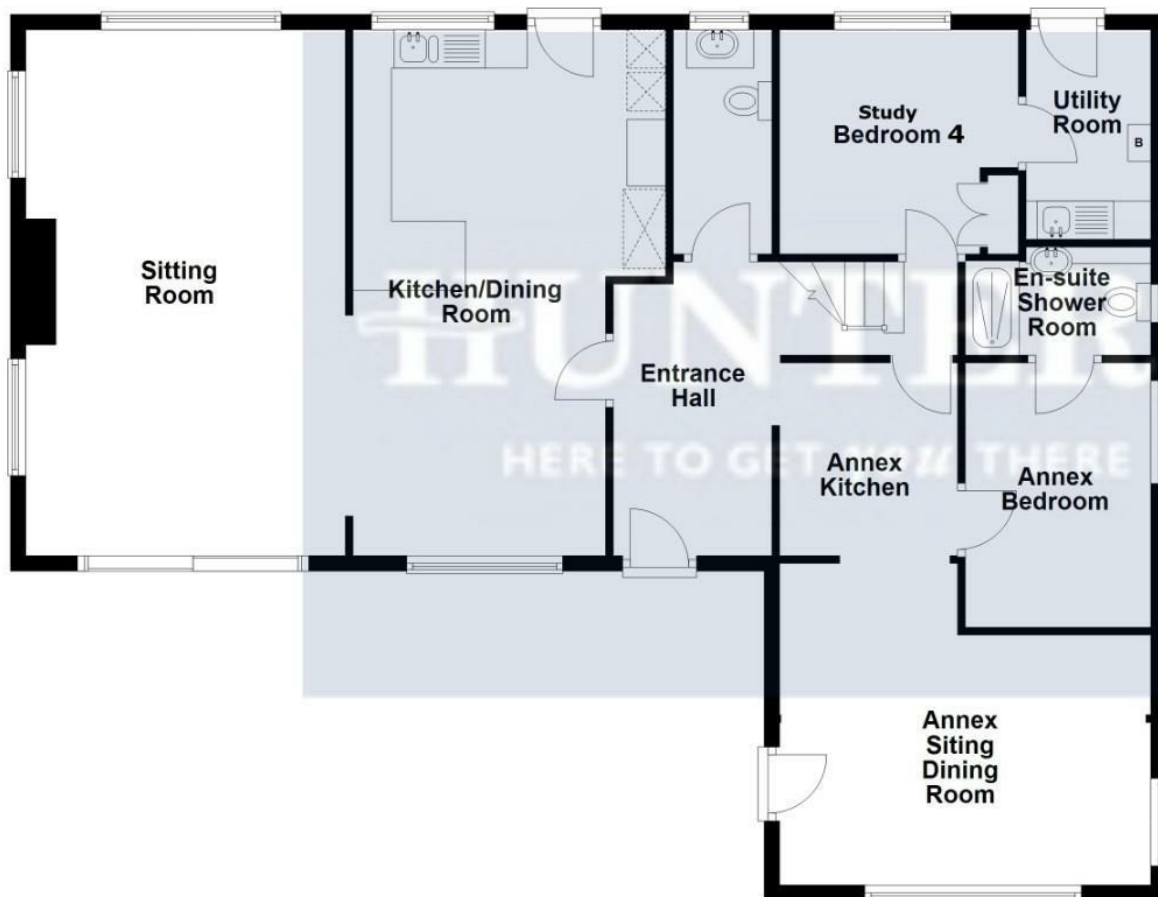
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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.

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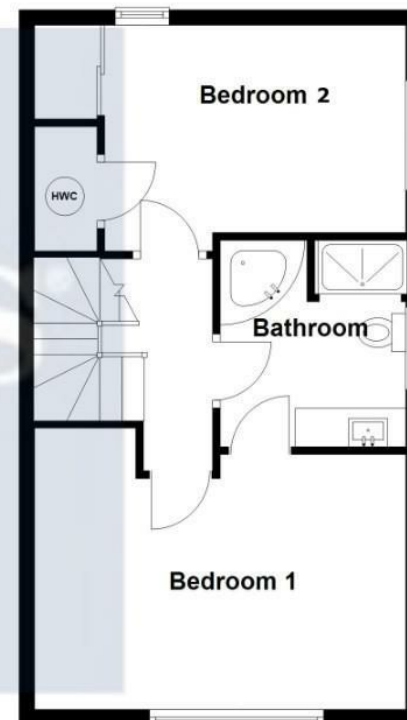
Ground Floor

Approx. 121.7 sq. metres (1309.5 sq. feet)



First Floor

Approx. 43.1 sq. metres (463.5 sq. feet)



Total area: approx. 164.7 sq. metres (1773.0 sq. feet)

60 Castle Rise, STROUD

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters
01453 764912 | Website: www.hunters.com

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