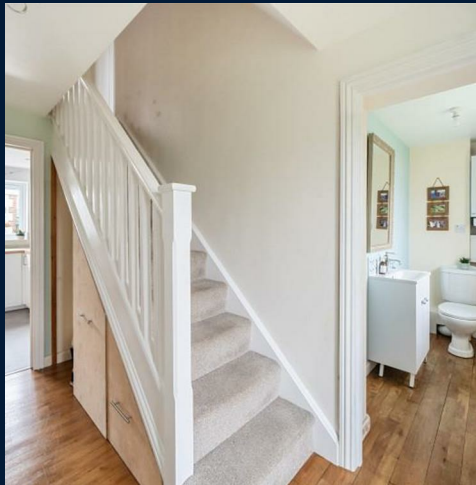


RESERVOIR CLOSE



# 39 RESERVOIR CLOSE STROUD, GL5 1NH

## Offers over £390,000

### Description

This is a well presented four-bedroom detached family home, situated at the top of Stroud Town. Lovely views to the front across the valley. This property has been enjoyed by the current owners and their children since 2016. They have taken great care and attention to detail in all works they have undertaken.

Garden gate from the side leads into an enclosed front garden all laid to lawn. Steps up to the entrance, leading into a good-sized entrance hall, wooden flooring, doors to the sitting room, kitchen and downstairs cloakroom with stairs to the first floor.

The owners have created pull out under stairs storage for shoes. A lovely, presented cloakroom, also housing the central heating boiler, with window to the front and elegant blue and white splashback tiles above the wash basin.

The sitting room has a large picture window to the front providing a wealth of natural light and lovely distant views. This is a L shaped room opening to a dining area with French doors leading to the garden and a door leads to the kitchen.

A very well designed fitted kitchen with white cabinets and wall mounted units, ceramic sink inset, soft blue ceramic tiled splashbacks, wood effect work surfaces and view to the garden, great to be able to keep an eye on the children in the garden whilst in the kitchen. Built-in dishwasher, oven, hob and extractor, fridge freezer. All units are soft close with built in larder cupboard. With fantastic bins to sort recycling and rubbish. Doors to dining area and hall.

To the first floor landing, doors to all bedrooms and family bathroom. One of two lofts, having pull down ladder. Master bedroom a good sized double room with window to the front having lovely views, space for wardrobes and access to a further loft space with pull down ladder. A lovely en-suite shower room,

Bedroom two is a double bedroom to the front with a wealth of natural light and fantastic views and built in wardrobe. Bedroom three another double bedroom to the rear with fitted wardrobe and great storage with window overlooking the garden. Bedroom four is a single bedroom to the front overlooking the garden and useful built in book case. A family bathroom with rainfall shower a second adjustable shower head lower down over the bath. Nicely tiled and well presented.

#### Outside

To the rear a small enclosed garden designed with an ease of maintenance with raised children's area to include a small climbing wall, terrace and lawned area with trellis, there is a gate to the side leads to parking for two/three cars with a single garage with unusually high interior height of 2.9 m

This is a fantastic family home that you can just move into with your furniture.

- Immaculate detached four bedroom family home, in a cul de sac location
- Sitting/dining room with French doors open to garden.
- Two further double bedrooms, one single bedroom and family bathroom
- Immaculately presented throughout with wealth of natural light
- Good sized garage with parking for two/three cars
- Modern fitted kitchen with integrated appliances, downstairs WC
- Master bedroom with en-suite shower room
- Enclosed South facing garden with children's play area and enclosed lawn to the front
- Walking Distance to all Stroud town has to offer
- Fantastic home for the whole family to enjoy







## Location & Amenities

Stroud sits below the western escarpment of the Cotswold Hills, encircled by five sweeping valleys. Stroud has been described as "The Covent Garden of the Cotswolds".



Stroud is a well-known centre for arts and crafts and the weekly Farmers Market has been voted the best in the country and the newly completed indoor Five Valleys shopping centre is a fantastic attraction. An annual textile festival is held in the town as well as various exhibitions at the Subscription Rooms and at The Museum in the Park.



Stroud has a wealth of local pubs and restaurants and the very well regarded Stroud brewery offering great social events with ethical and organic beer has become a very cherished landmark.

Stroud has two state Grammar Schools, for boys and girls, and Archway School, a mixed Comprehensive Secondary School. Nearby are several Independent Schools such as Beaudesert Park School in Minchinhampton, Wycliffe College in Stonehouse. Good transport links with London Paddington by train and Bath and Bristol by car.



## Useful Information

**Tenure:** Freehold.

**Viewing arrangements:** Strictly by appointment through AJ Estate Agents.

**Fixtures and Fittings:** Some items mentioned within the sales particulars are included, all others are specifically excluded. They may be available by separate negotiation.

**Local Authorities:** SDC. Council Tax Band D and EPC rating C

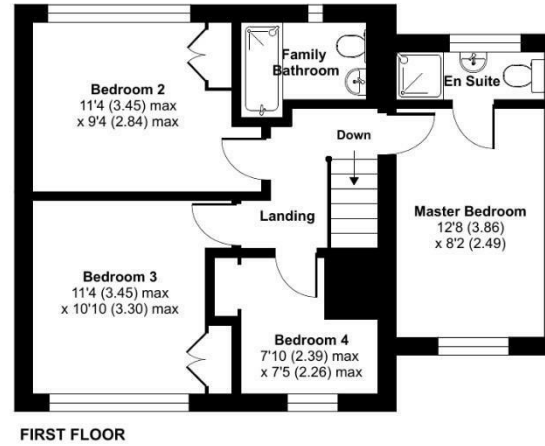
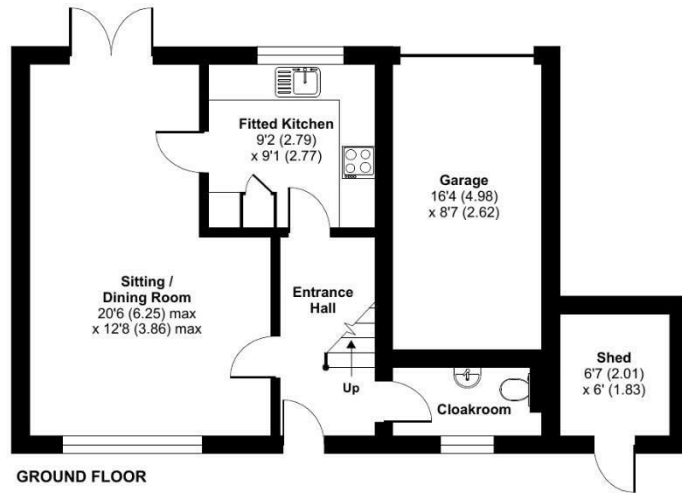
## Directions

From the centre of Stroud outside Ecotricity building follow the A419 Dr Newton's Way and continue to the roundabout. Turn left onto the London road passing Waitrose on your left, continue on the London road to the next roundabout and turn right onto Cornhill. Follow up the hill passing the police station on the left and continue up the hill, passing the Theatre on the left as the road starts to level out, you will see a turning on the left for Reservoir Road, once you have turned take your first right into Reservoir Close where the property is located on the right hand side as denoted by our for sale board.



## Reservoir Close, Stroud, GL5

Approximate Area = 1031 sq ft / 95.8 sq m (includes shed)  
 Garage = 133 sq ft / 12.3 sq m  
 Total = 1164 sq ft / 108.1 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2024. Produced for AJ Estate Agents of Gloucestershire. REF: 1092829

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