



ESTATE AGENTS
— OF —
GLOUCESTERSHIRE

FOR SALE
ESTATE AGENTS
GLOUCESTERSHIRE
01453 03303



35 CHARLES ALMOND CLOSE, GREAT OLDBURY, STONEHOUSE, GL10 3FH

The Property

A delightful three bedroom semi-detached home built by David Wilson in the last five years. The location of the property lends itself to being on the edge of the Great Oldbury development in a cul de sac location, with an ease of access to the motorway. The location offers a community feel along with perfect for those Sunday morning walks with friends and family in nearby Nupend or along the Canal.

On approach pathway leads to the front door with lawn to the side. Front door, leads into a spacious hallway, space to hang coats with downstairs cloakroom and stairs leading to the first floor.

Door leads to lovely, fitted dining kitchen with windows to the front and side providing good natural light. The kitchen has a range of base and wall mounted cabinets in white with wood effect work surfaces. A range of integral appliances, to include, single oven, hob, extractor, dishwasher, washing machine and fridge/freezer.

Opening to a lovely dining area with wealth of light from side window, space at ease for eight-seater dining table and chairs. Door leads to sitting room with further door to a good under stairs storage space. Karndean flooring throughout.

Sitting room has French doors with glass panels to each side providing a lovely view to the sun terrace and garden. Good sized reception with laminate flooring throughout. Perfectly connecting with the outside space.

To the first floor, airing cupboard, doors to all rooms and family bathroom. Master bedroom with built in wardrobes views to the garden. Completed by a en-suite shower room with double shower cubicle. Bedroom two a further double room with window to the front, Bedroom three a good-sized single room with space for furniture and built in cupboard, this room is currently used by the vendors as a home office. Family bathroom shower over bath and window to the side.

Throughout the owners have presented and kept the property immaculate. They have also beautifully combined some feature walls in colour and the blend works really well.

A lovely family home with balance of five years NHBC warranty.





Outside

The garden does not disappoint, a lovely L shaped garden having gate to the side and access from the French doors onto a sun terrace with space for corner outdoor seating area, ideal after a busy day to sit and relax with a glass of wine.

Wooden raised planters to each side of steps lead to a lovely L shaped lawned garden, with garden shed. This is of a southerly aspect and very private.

To the side of the house are two private parking spaces.



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 C and EPC rating B





Location

The Great Oldbury development is conveniently located near Stonehouse. Stonehouse High Street has a supermarket, local butchers, and family ran businesses and cafes. There is a medical centre and pharmacy with dentist and vets nearby too. Stroud is located approx. 5 miles away.

Great Oldbury has a proposed local centre on the development which will include a doctors surgery. This development forms part of an exciting new community and will have play areas, sports pitches and a local centre.

Maidenhill Secondary school, Ofsted rated Good in May 2022, is located in Stonehouse with primary schools such as Stonehouse Park infants and the newly opened primary school in Great Oldbury. Other schools nearby include private school with boarding, Wycliffe and grammar schools Stroud High School (girls) and Marling (boys).

Conveniently located with great access to the M5 North and South bound and transport links via train with stations in Stonehouse, Stroud and Cam & Dursley. Perfect location for countryside walks along the Thames and Severn Canal Towpath just a short walk away.



Directions

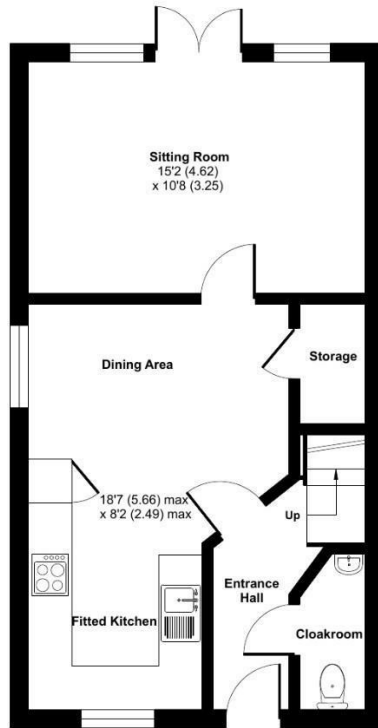
From Junction 13 of the M5, take the first exit on the A419 towards Stonehouse. At the next roundabout with Shell Petrol station on your left, take the second exit onto Grove Lane. A short distance turn right into Charles Almond Close, at the T junction turn right and the property can be located on the Right Hand side as denoted by our for sale board up the Lane the property is located on the right as denoted by our for sale board.



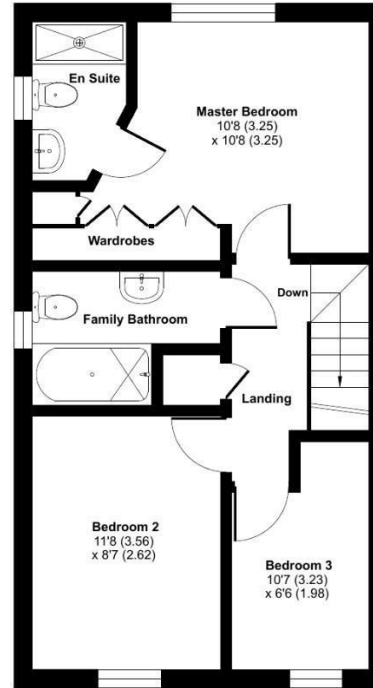
Charles Almond Close, Great Oldbury, Stonehouse, GL10

Approximate Area = 924 sq ft / 85.8 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichecom 2024. Produced for AJ Estate Agents of Gloucestershire. REF: 1138815

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		84	
(69-80) C			
(54-68) D			
(39-53) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

01453 703303
 homes@ajeaglos.co.uk
 www.ajeaglos.co.uk
 rightmove



If you require any particulars in an alternative format, please contact AJ Estate Agents of Gloucs Ltd on 01453 703303. We will do all we can to accommodate. IMPORTANT NOTICE: AJ Estate Agents of Gloucs Ltd, their client/s and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client/s or otherwise. They assume no responsibility for any statement that may be made in these sales particulars. Sales particulars do not form part of any offer or contract and must not be relied upon as statements or representation of facts. 2. Any areas, measurements or distances are approximate. The written wording, photographs and plans are purely for guidance only and are not necessarily comprehensive. It is not to be assumed that the property has all necessary planning, building regulations or other consents and AJ Estate Agents of Gloucs Ltd have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise.