



J ESTATE AGENTS
OF
GLOUCESTERSHIRE



113, STONEHOUSE, GL10 3PJ

£535,000

The Property

This is a delightful example of a proportioned detached family home set in a small development. The property was built in 2002 by Laing Homes and the owners have lived in the house since new. They have enhanced the house by adding an additional reception/garden room along with landscaping the garden to create an ease of maintenance.

The property is approached from a driveway to the side up to a detached double garage with parking at ease to the front for four cars. To the front a small frontage with pathway up to the entrance.

Internally entrance porch leads into a good-sized entrance hall. Stairs leading to the first floor with doors to all receptions, kitchen/breakfast room and downstairs cloakroom.

Sitting room to the front with lovely bay window, providing a wealth of natural light, feature fireplace with gas fire inset, double doors open to the dining room. A great home office with window to the front and controls to home security system with CCTV. A spacious dining room with window to the rear and views to the garden. Double doors opening to the sitting room and door to the breakfast room of the kitchen. This allows for good flow of space.

Fitted kitchen opens to a breakfast room, the kitchen offers a wealth of base and wall mounted cabinets finished in light effect wood with white work surface, built in double oven, hob, extractor and fridge freezer, with space for dishwasher. A large window over the sink provides garden views. It is fair to say a prospective buyer may consider updating the kitchen to a more modern style.

A door leads off to the utility room that also has a range of matching units with space for washing machine and dishwasher, the Worcester Bosch boiler is also housed in the utility room, a door to the side provides access to the garden. The breakfast room area provides space for table and chairs and doors open to the garden room and dining room.

Garden room has French doors to the side leading to the garden. Views from this room to all the gardens. A superb overhang from this room to the garage, ensuring that on those rainy days no need to get wet when getting into the car.

To the first-floor doors lead to all bedrooms, family bathroom along with doors to linen and airing cupboards. On the landing there are two loft access hatches.

Master suite with windows to the front providing a wealth of space, with a range of his n her fitted wardrobes complimented by a four-piece en-suite bathroom. A guest bedroom with en-suite shower room, both with built in wardrobes. A further double room and a good-sized single room. Completed by a four-piece family bathroom suite.

The house offers a wealth of natural light throughout along with space for all the family over two floors.





Outside

Outside

The gardens are fully enclosed with a gate to one side provides access to the front. A further side gate leads to the drive with a side door leading into the garage.

The garden has been designed with an ease of maintenance with doors from the garden room leading to a paved sun terrace, surrounded by chippings and a raised dwarf wall to the boundaries. A wealth of planting creates a lovely backdrop to this south/westerly facing garden.

To the rear of the garage a substantial garden shed, outside tap and lights built into the garden wall. A covered walkway over the terrace from the garden room to the double garage.

A detached double garage with side access and two electric front opening doors. Having a wealth of internal space and loft store with electric.



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 E and EPC rating C



Location

Court View sits a short distance from Stonehouse conveniently located with all amenities including a range of independent shops, local family butchers, supermarket, fast-food outlets, restaurants and all health services. The property is very convenient to beautiful canal and woodland walks just minutes away.

It also offers a good selection of schools including private schools, primary and secondary schools' and access to grammar schools in Stroud just 10 minutes away.

The property is located with easy access to the M5 Motorway giving access to Bristol, Cheltenham and Birmingham. The location also makes for easy commuting with a train station located in the centre of Stonehouse travelling directly to Gloucester, Swindon and London Paddington



Directions

From junction 13 of the M5, follow towards Stonehouse along the A419. At the roundabout take the 3rd exit continuing towards Stonehouse with the canal on your right. At the next roundabout take the 2nd exit onto Bristol road. continue along this road passing Space Centre Storage on your left. Take the next left onto Court View follow the road a short distance where the road splits, take the right and fork, The property is located on the left hand side as denoted by our for sale board



Court View, Stonehouse, GL10

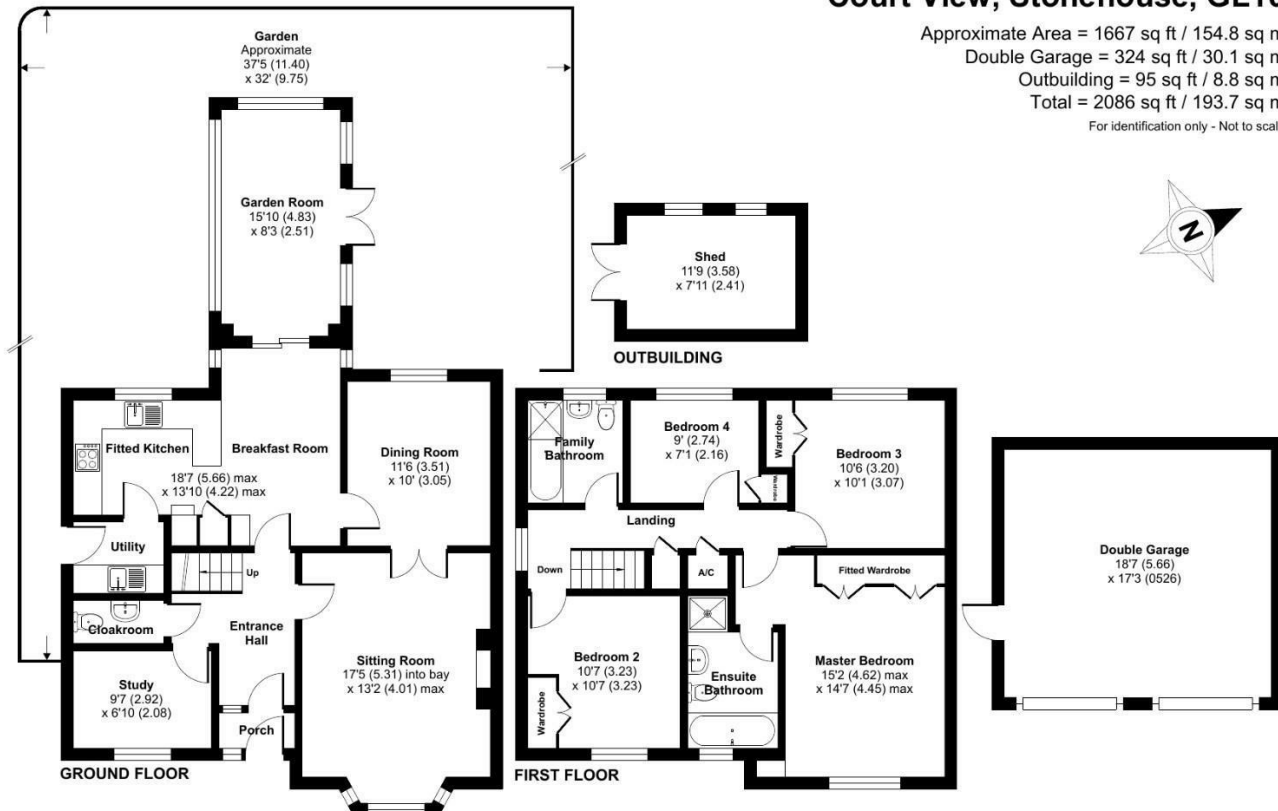
Approximate Area = 1667 sq ft / 154.8 sq m

Double Garage = 324 sq ft / 30.1 sq m

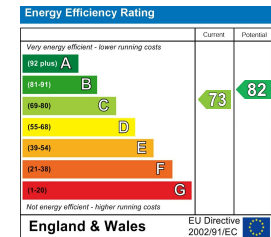
Outbuilding = 95 sq ft / 8.8 sq m

Total = 2086 sq ft / 193.7 sq m

For identification only - Not to scale



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: 1138817



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