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Sales & Lettings

42 Maple Drive, Farmhill, Stroud,
Gloucestershire, GL5 4DE
Offers in Excess of £310,000

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A three bedroom semi-detached home situated in an elevated position in Farmhill. Benefits include double glazed windows and GCH. Outside will be found the front and generous rear gardens with raised seating areas to enjoy the views. Garage and ample parking.

No onward chain.

Sawyers Estate Agents are delighted to bring to the market this three bedroom semi-detached family home set within a choice position enjoying a generous plot. The elevated position provides lovely views across to the surrounding valleys. The accommodation in brief consists: Entrance hall, living room, fitted kitchen, separate dining area and conservatory, whilst on the first floor, you will find the three bedrooms and bathroom. Outside the front and generous rear gardens are mainly laid to lawn with well stocked mature flower and shrub borders. To the front, the block paved driveway provides off road parking and access to the garage. The property requires a degree of updating and decorative refurbishment giving purchasers the opportunity to put their own stamp on it. No onward Chain.

Amenities: - Within Farmhill and neighbouring Whiteshill & Paganhill there are local amenities including a shop, pub, popular walks, Callowell & Whiteshill primary schools, and Archway secondary school. Stroud is one of Gloucestershire's most popular market towns, situated at the convergence of the five valleys amongst the famous Cotswold countryside. A blend of rich industrial heritage and contemporary amenities. A bustling street market together with town centre shopping, pubs, restaurants and bistros. There are first class schools catering for all grades and age groups. As well, there is an excellent bus service around the area. The M5 Motorway is also close by bringing the larger cities of Gloucester, Cheltenham and Bristol within easy commuting distance.

Entrance Hall

Door to front with glazed side panel, stairs to first floor, radiator and door to living room.

Living Room 4.58m (15'0") Max x 4.12m (13'6")

Double glazed bay style window to front, fireplace with living flame gas fire and exposed stoned surround. Wall light points, radiator and television point.

Kitchen area 3m (9'10") x 3.03m (9'11")

Double glazed door to side, double glazed window to rear, fitted wall and base units complemented with roll edged work surfaces, corner display units, sink unit with mixer tap, tiled splash backs, space for gas cooker with filter hood over, space for washing machine, tiled floor and under stairs cupboard.

Dining Area 3m (9'10") x 2.45m (8'0")

Double glazed patio doors to the conservatory, coving and radiator.

Conservatory 3.07m (10'1") x 1.87m (6'2")

Glazing to all side, French style doors opening out to the garden, wall light point, radiator and tiled floor.

First Floor

Landing

Double glazed window to side and access to loft. Airing cupboard housing the hot water tank.

Bedroom One 3.86m (12'8") x 2.98m (9'9")

Double glazed window to front, fitted double wardrobe with storage and vanity unit. Further built in storage cupboard.

Bedroom Two 3.35m (11'0") x 2.11m (6'11")

Double glazed window to rear, fitted double wardrobe and vanity unit with further fitted storage unit.

Bedroom Three 2.63m (8'8") x 2.39m (7'10")

Double glazed window to front and radiator.

Bathroom 2.29m (7'6") x 1.64m (5'5")

Double glazed window to rear, suite consisting bath with electric shower over, low level WC and wash hand basin set within a vanity unit. Part tiled walls, radiator, towel rail and laminated flooring.

Outside

Front

Block paved driveway providing off road parking and access to the garage. Side access. Lawn area with well stocked mature flower and shrub borders.

Garage 5m (16'5") x 2.5m (8'2")

Up and over door to front, door to side, window to side and rear. Power and light.

Rear

Generous and enclosed garden mainly laid to lawn with well stocked and mature flower, shrub and small tree borders. Patio/seating area, ornamental stone built well and pond. Space for garden shed. Outside tap.

Selling Agent

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EPC

Pending

Local Authority

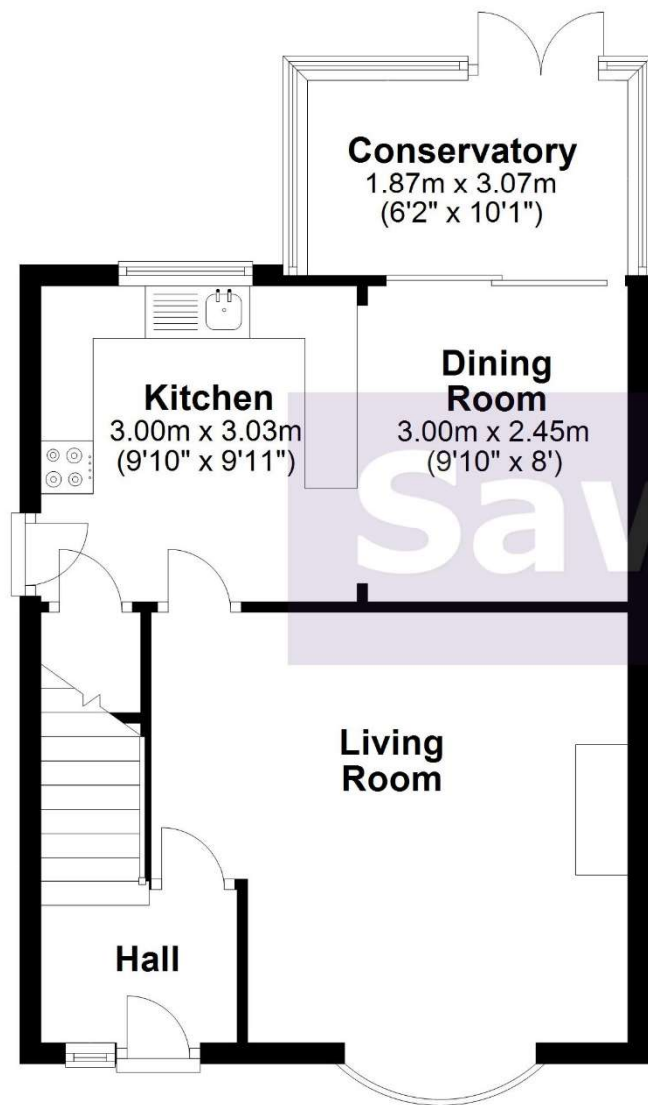
Stroud District Council - Band C

Directions

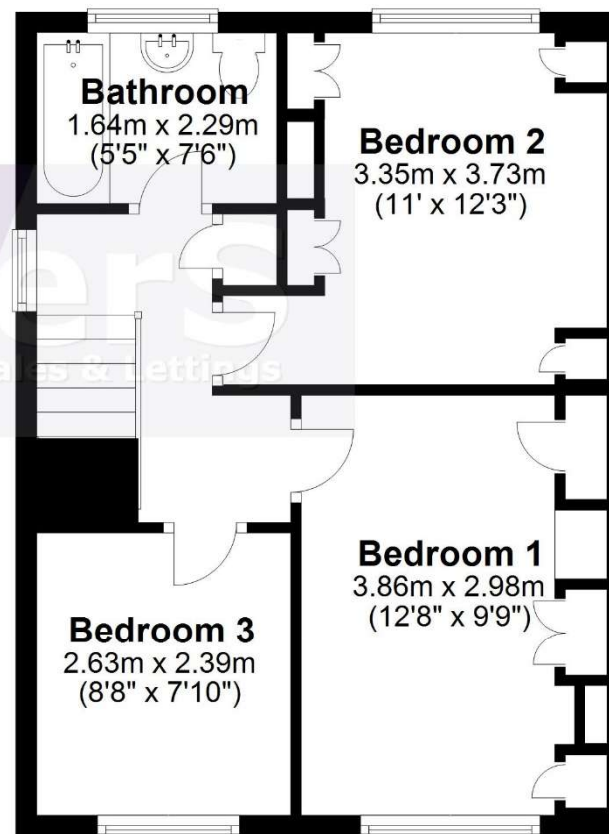
For SAT NAV use: GL5 4DE

From Stroud town centre take the A419 along Cainscross Road, at the roundabout, take the third exit onto Paganhill Lane passing the fire station on your left. At the next roundabout turn left, following the road around to the right into Farmhill Lane, continue up the hill and turn right into Heathfield Road. Turn left into Maple Drive, where the property will be found towards the top of the road, on your right, clearly identified by our 'For Sale' board.

Ground Floor



First Floor



Plans are to be used as a guide only and are not to scale.
Plan produced using PlanUp.

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