



**SawyerS**  
Sales & Lettings

14 Hillier Close, Uplands, Stroud,  
Gloucestershire, GL5 1XS  
Price £385,000



# 14 Hillier Close, Uplands, Stroud, Gloucestershire, GL5 1XS

**A neatly presented and tastefully extended three bedroom detached bungalow affording views of the surrounding valley. Stylish modern kitchen, two reception rooms, study, en-suite shower room, landscaped gardens, ample off road parking and garage.  
No Chain.**

**Sawyers Estate Agents** are delighted to bring to the market, with no onward chain, this well presented, light and airy three bedroom detached bungalow located in this lovely elevated setting. Situated within this choice cul-de-sac position in Uplands, the well proportioned and adaptable accommodation briefly consists, entrance hall, sitting room, stylish kitchen, family room, study, three bedrooms, with en-suite shower room to the main bedroom and separate family bathroom. Benefits include double glazing, Solar panels and gas central heating.

Outside, the property is approached via a driveway which in turn provides ample off road parking for several vehicles and access to the garage. The mature gardens are of particular note having been landscaped and well stocked, giving you a pleasant area's to sit out and enjoy the sunshine and views.

**Amenities:** - Within Uplands there is a local shop within Folly Lane and a Post Office in Springfield Road, and open fields off the Slad Road. The town centre is less than a mile away. 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 brings the larger cities of Gloucester, Cheltenham and Bristol within easy commuting distance.

## Entrance Hall

Double glazed door to side with double glazed side panel, recessed down lighting, access to loft (The regular boiler and hot water tank is located in the loft), three built in storage cupboards and radiator.

## Living Room 5.19m (17'0") x 3.3m (10'10")

Double glazed patio doors to rear, leading out to the garden. Wall light points and two radiators.

## Kitchen 5.09m (16'8") x 2.17m (7'1")

Two double glazed windows to rear, recessed down lighting, stylish modern range of fitted base units complemented with light coloured work surfaces, sink unit with mixer tap, electric hob with filter hood over, built in AEG oven, built in fridge, built in draw freezer and built in dishwasher. Parquet flooring.

## Family Room 6.73m (22'1") x 3.03m (9'11")

Composite style door to front, with double glazed side panel, double glazed picture window to rear and double glazed door to side. Two radiators.

## Study

Borrowed light window from kitchen. Radiator.

## Bedroom One 4.1m (13'5") x 3.07m (10'1")

Double glazed window to front, built in double wardrobe and radiator.

## En-suite Shower Room 2.34m (7'8") x 1.64m (5'5")

Double glazed window to front, recessed down lighting, extractor, walk in shower area, wall mounted wash hand basin, low level W/C, chrome heated towel rail, tiled walls and tiled floor.

## Bedroom Two 2.93m (9'7") x 2.77m (9'1")

Double glazed window to rear. Radiator.

## Bedroom Three 2.9m (9'6") x 1.88m (6'2")

Double glazed window to front, storage recess, radiator and telephone point.

## Bathroom

Double glazed window to side, suite consisting bath with shower attachment, low level W/C and wall mounted wash hand basin, plumbing for washing machine.

## Outside

### Front

Driveway providing off road parking and access to the garage, steps lead down to the front door, raised mature shrub borders, paved courtyard style area with further raised borders, gated side access, outside lighting and outside tap.

### Garage

Up and over door, power and light.

### Rear

Raised patio/seating areas, green house, gravelled borders, flower and shrub borders, enclosed with a mixture of hedging and fencing.

## Material Information

Title Number: GR94428  
Tenure: Freehold  
Conservation Area: No  
Grade II Listed: No  
Local Authority: Stroud District  
Council Tax Band: D  
Annual price £2,369 (2024/25)  
Electricity Supply: Mains  
Water Supply: Mains  
Sewerage: Mains  
Heating: Gas central heating  
Flood Risk: Very Low Risk  
Mobile coverage: EE, Vodafone, Three, O2 (Average)  
Broadband Speed: Basic (8 Mbps) Superfast (80 Mbps)  
Satellite/Fibre TV Availability: BT, Sky. Virgin.

## Selling Agent

Sawyers Estate Agents  
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## Local Authority

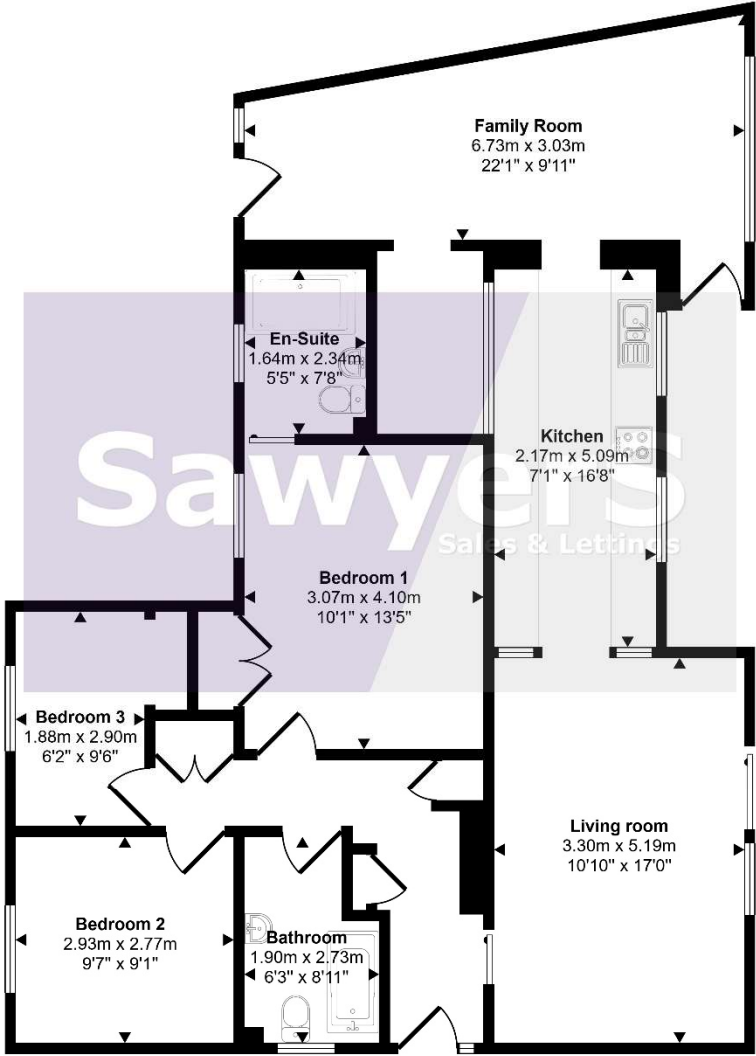
Stroud District Council - Band D

## Directions

For SAT NAV use: GL5 1XS

Leave Stroud on the Slad Road and take the first left into Birches Drive, continue up the hill into Folly Lane. Where the road joins Peghouse Rise. Take the first turning on your left into Hillier Close where the property can be found a short distance along on your right hand side, clearly identified by our 'For Sale' board.

Approx Gross Internal Area  
102 sq m / 1097 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>	87	91
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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