



5 Hadfield Close
Staunton GL19 3QY



STEVE GOOCH
ESTATE AGENTS | EST 1985

Guide Price £450,000

A THREE BEDROOM DETACHED BUNGALOW having MASTER EN-SUITE, LARGE CORNER PLOT, DOUBLE GARAGE, AMPLE OFF ROAD PARKING situated in an END OF CUL-DE-SAC LOCATION in the VILLAGE OF STAUNTON.

The village of Staunton offers amenities to include school, village store, pet store, village hall, day nursery, doctor's surgery, The Swan Inn Hub, garage/workshop, bus service to surrounding districts and falls within the Newent Community School Catchment area. The village of Staunton is approximately 8 miles north of the City of Gloucester, and about 9 miles from the local market town of Ledbury.

For the commuter access can be gained to the M50 junction 2 approximately 4 miles for connection to the M5 motorway, linking up the Midlands and the North, Wales, London and the South.





Enter the property via UPVC double glazed front door into:

ENTRANCE PORCH

4'0 x 3'4 (1.22m x 1.02m)

Shoe and coat storage area, through further double glazed door into:

ENTRANCE HALL

4'8 width (1.42m width)

Double radiator, access to roof space, thermostat control, consumer unit, door to airing cupboard housing Worcester oil-fired boiler, slatted shelving and storage space, door to further pantry. Double opening French doors into:

LOUNGE

19'4 into bay x 11'1 (5.89m into bay x 3.38m)

Stone fireplace with inset log burner, TV point, double radiator, telephone point, coved ceiling, front aspect bay window, side aspect window. Opening through to:

KITCHEN / DINING ROOM

19'7 x 9'5 (5.97m x 2.87m)

Refitted kitchen to comprise of a range of base and wall mounted units with laminated worktops and splashbacks, integrated appliances to include double oven, four ring hob with extractor fan over, extractor fan with lighting, plumbing for washing machine and dishwasher, space for further under counter appliance, modern panelled radiator, inset spotlighting, two rear aspect windows, sliding doors to patio and gardens.

MASTER BEDROOM

13'0 x 9'8 (3.96m x 2.95m)

Additional recess housing triple and double wardrobes, coved ceiling single radiator, rear aspect window. Door to:

EN-SUITE

9'2 x 5'6 (2.79m x 1.68m)

Walk-in double shower cubicle with glazed screen, inset Mira shower system, tiled splashbacks, tiled floor, pedestal wash hand basin with mixer tap, mirror with light, WC, double radiator, coved ceiling, rear aspect frosted window.

BEDROOM 2

11'10 x 9'1 (3.61m x 2.77m)

Single radiator, coved ceiling, front aspect window.

BEDROOM 3

9'9 x 9'0 (2.97m x 2.74m)

Single radiator, coved ceiling, front aspect window.

BATHROOM

7'7 x 6'7 (2.31m x 2.01m)

White suite comprising of panelled bath with separate Mira shower system over, WC, pedestal wash hand basin, single radiator, tiled floor, tiled splashbacks, extractor fan, side aspect frosted window.

OUTSIDE

The property is located in an end of cul-de-sac location with no passing traffic and a double width driveway which provides off road parking for up to seven cars. There is a tarmac driveway area and gravelled parking area which leads up to:

DETACHED DOUBLE GARAGE

16'5 x 15'6 (5.00m x 4.72m)

Accessed via up and over door, UPVC double glazed personal door, power and lighting, side aspect window.

The front gardens are laid to lawn with mature borders planted with shrubs and bushes. Gated access to either side of the property leads

to the rear gardens which comprise of a patio seating area, enclosed oil tank, wooden shed, bin storage area. The rear garden is laid to lawn and enclosed by wood panel fencing, outside power points, water tap and lighting.

WATER RATES

Severn Trent - to be confirmed.

LOCAL AUTHORITY

Council Tax Band: D

Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE

Freehold.

VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

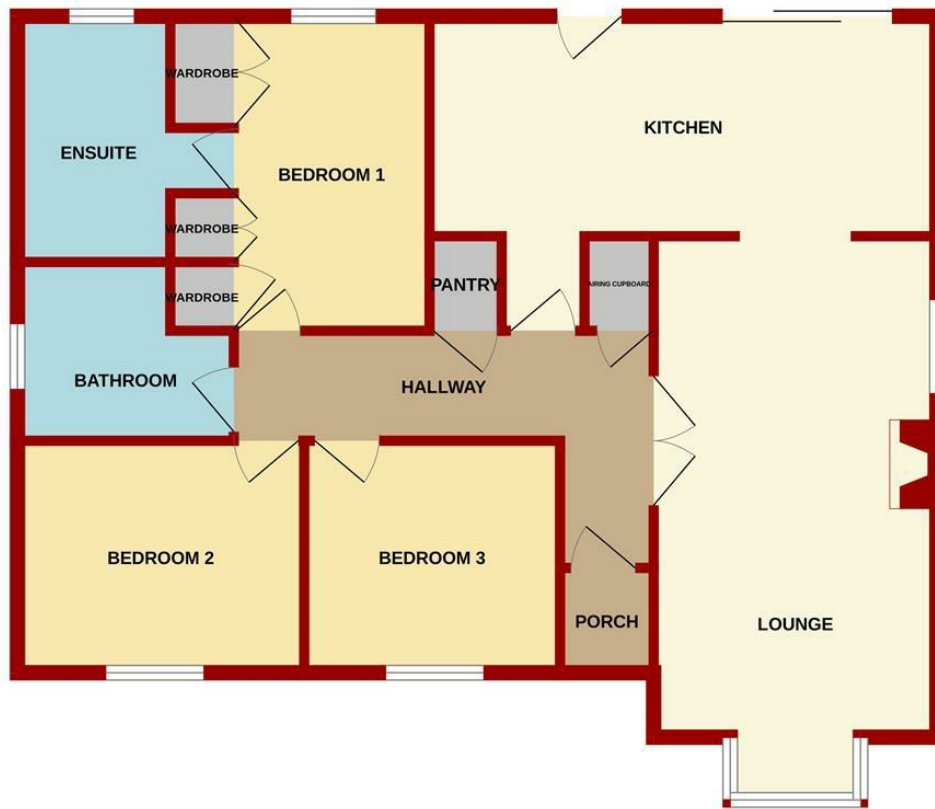
From Gloucester, proceed along the A417 passing through Maisemore and Hartpury. On approaching Staunton, turn left at the Prince of Wales Public House continuing along taking the first right into Chartist Way then second left into Hadfield Close where the property can be found at the end of the cul-de-sac as marked by our 'For Sale' board.

PROPERTY SURVEYS

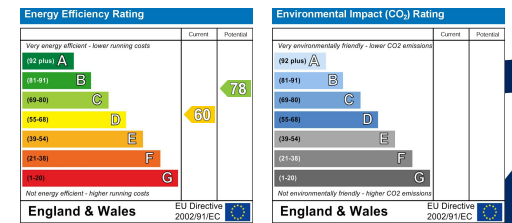
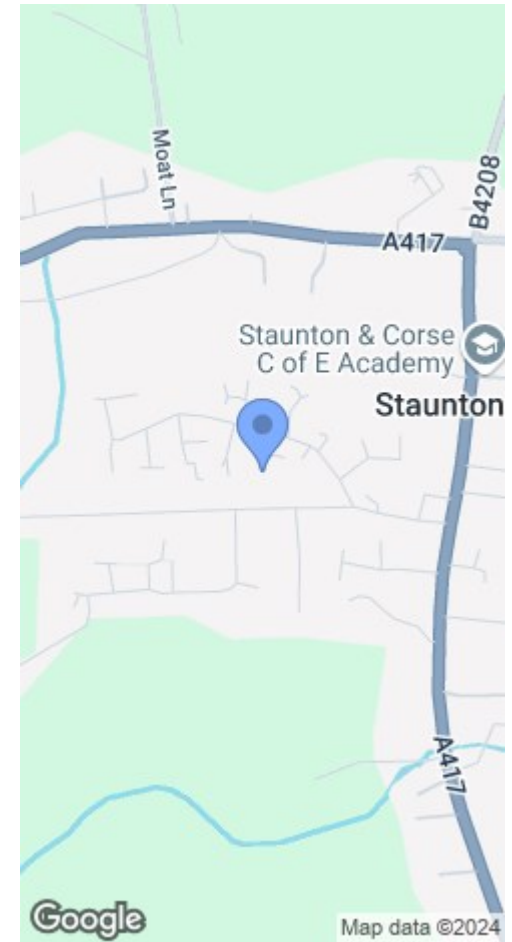
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).



GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2024



MISREPRESENTATION DISCLAIMER

All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.



4 High Street, Newent, Gloucestershire. GL18 1AN | (01531) 820844 | newent@stevegooch.co.uk | www.stevegooch.co.uk

Residential Sales | Residential Lettings | Auctions | Surveys