



13 David Butt Close Great Oldbury
Stonehouse, Gloucester GL10 3FN



STEVE GOOCH
ESTATE AGENTS | EST 1985

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£375,000

LOVELY DECEPTIVELY SPACIOUS FOUR BEDROOM DETACHED THREE YEAR OLD PROPERTY with an 18FT FITTED KITCHEN/DINER that has BUILT IN APPLIANCE, an EN-SUITE SHOWER ROOM, a LANDSCAPED REAR GARDEN and a 20FT GARAGE situated at the end of a cul-de-sac opposite a green.

Accommodation comprises 14ft hallway, wc, 16ft lounge, 18ft kitchen/diner with French doors onto the garden, bedroom one with an en-suite shower room, bedroom two, bedroom three, bedroom four and the bathroom with a white suite.

Outside of the property you have a small front garden and a driveway that leads to the 20ft detached garage.

Around to the rear there is a lovely landscaped garden with patios plants, bushes and trees.

Stonehouse facilities include a Post Office, Supermarket, Primary & Secondary Schools, Public Houses & a variety of other shopping facilities. Wycliffe College & the Wycliffe Junior School are private schools which cater for all ages. The main line railway station provides local services to Gloucester, Cheltenham & Stroud as well as Intercity trains to London (Paddington). Open countryside & the Cotswold Hills are close at hand whilst roads provide access to major local centres & the M5, 2.5 miles away, for those needing access to Bristol, the South West & the Midlands.



Partially glazed front door under a covered entrance area leads into:

ENTRANCE HALWAY

14'2 x 4'8 (4.32m x 1.42m)

Laminate flooring, stairs leading off with storage cupboard under, single radiator.

WC

7'1 x 2'9 (2.16m x 0.84m)

White suite comprising low level w.c., pedestal wash hand basin with a mixer tap and tiled splashback, laminate flooring, single radiator, upvc double glazed Georgian style window to side elevation.

LOUNGE

16'2 x 10'1 (4.93m x 3.07m)

Two single radiators, tv point, upvc double glazed Georgian style window to front elevation overlooking the green.

KITCHEN/DINER

18'4 x 14'2 max (5.59m x 4.32m max)

Base and wall mounted units, laminated worktops and splashbacks, single drainer stainless steel sink unit with a mixer tap, built in five burner gas hob and extractor hood, electric double oven, dishwasher, space for an American fridge/freezer, laminate flooring, two double radiators, tv point, extractor fan, space for table and chairs, utility cupboard with plumbing for an automatic washing machine and the gas fired combination boiler, upvc double glazed Georgian style window and matching French doors to rear elevation onto the patio.

From the entrance hallway stairs lead to the first floor.

LANDING

Single radiator, access to loft space, built in storage cupboard with shelving, upvc double glazed Georgian style window to side elevation.





BEDROOM 1

12'5 x 9'2 max (3.78m x 2.79m max)

Single radiator, upvc double glazed Georgian style window to rear elevation overlooking the rear garden, through to:

EN-SUITE SHOWER ROOM

6'3 x 5'9 max (1.91m x 1.75m max)

Double shower enclosure and unit, low level w.c., pedestal wash hand basin with a mixer tap, partially tiled walls, laminate flooring, extractor fan, shaver point, heated towel rail, upvc double glazed Georgian style window to side elevation.

BEDROOM 2

11'7 x 9'3 (3.53m x 2.82m)

Single radiator, upvc double glazed Georgian style window to front elevation overlooking the green.

BEDROOM 3

9' x 7'1 (2.74m x 2.16m)

Single radiator, upvc double glazed window to front elevation.

BEDROOM 4

8'9 x 6'9 (2.67m x 2.06m)

Single radiator, upvc double glazed Georgian style window overlooking the rear garden.

FAMILY BATHROOM

7'1 x 5'6 (2.16m x 1.68m)

White suite comprising panelled bath with a mixer tap, low level w.c., pedestal wash hand basin with a mixer tap, partially tiled walls, laminate flooring, heated towel rail, extractor fan, upvc double glazed Georgian style window to side elevation.

OUTSIDE

To the front there is a garden with plants, bushes and a pathway leading to the front door. To the side there is a tarmacadam driveway providing off road parking for two vehicles which in turn leads to a:



SINGLE DETACHED GARAGE

20'3 x 10'8 (6.17m x 3.25m)

Up and over door to front elevation, power, lighting and storage space over.

A gate leads to the rear garden which is landscaped and laid to gravel with two paved patio, plants, shrubs, bushes and trees all surrounded by walling and fencing.

SERVICES

Mains water, electricity, gas and drainage.

WATER RATES

To be advised.

MOBILE PHONE COVERAGE/BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

LOCAL AUTHORITY

Council Tax Band: D

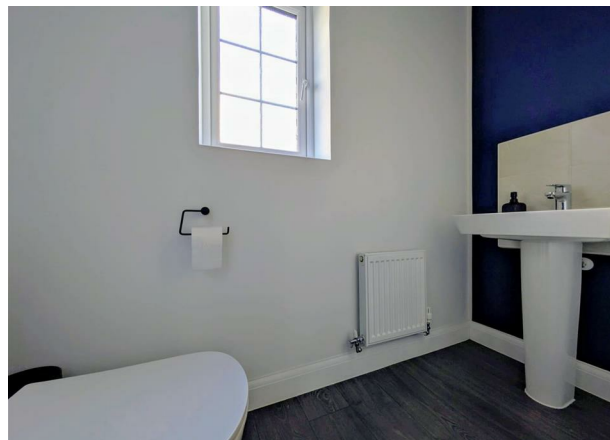
Stroud District Council, Ebley Mill , Ebley Wharf , Stroud , Glos. GL5 4UB.

TENURE

Freehold.

MAINTENANCE CHARGES

Approximately £200.00 Per Annum.





VIEWING

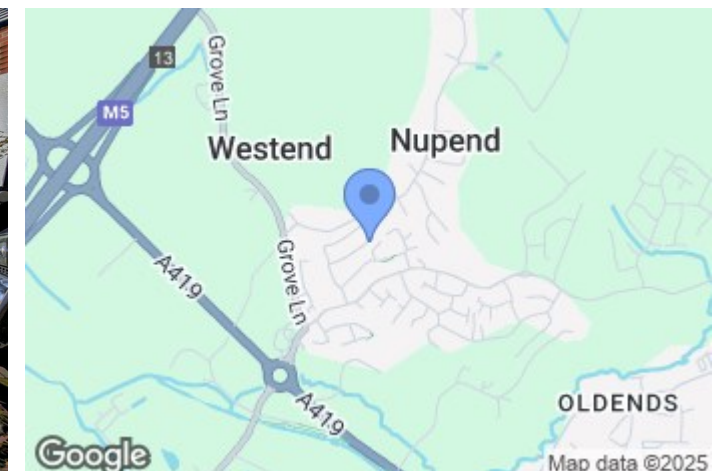
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

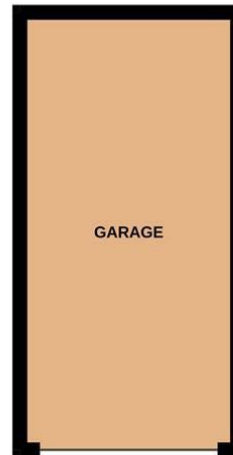
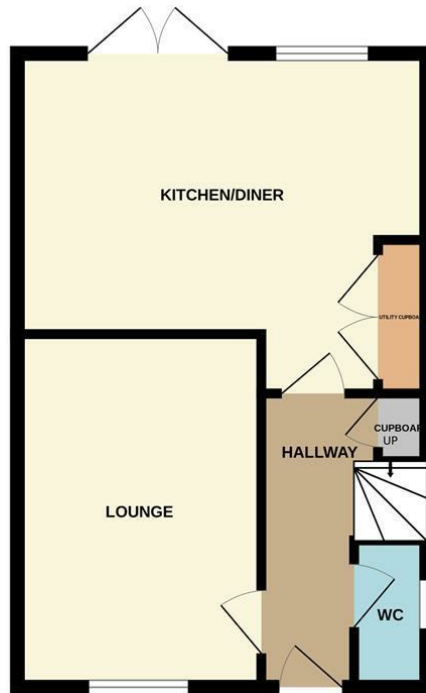
On reaching Great Oldbury on Grove Lane turn where signposted into Great Oldbury Drive taking the first left hand turning into Alfred Underwood Way then right into David Butt Close where the property can be located on the left hand side.

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
559 sq.ft. (51.9 sq.m.) approx.



1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 968 sq.ft. (89.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	





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