



## Offers Over £439,950

The Lookout Toadsmoor Road, Stroud, GL5 2TB

- FOUR BEDROOMS
- DETACHED FAMILY HOME
- BEAUTIFULLY PRESENTED
- AMPLE OFF ROAD PARKING
- OPEN PLAN LIVING
- VIEWING ESSENTIAL

17 KESTREL COURT, WATERWELLS DRIVE, QUEDGELEY GL2 2AT

E: [info@glos-property.co.uk](mailto:info@glos-property.co.uk) | GLOUCESTER: 01452 835736 | CHELTENHAM: 01242 644202 | STROUD: 01453 383004

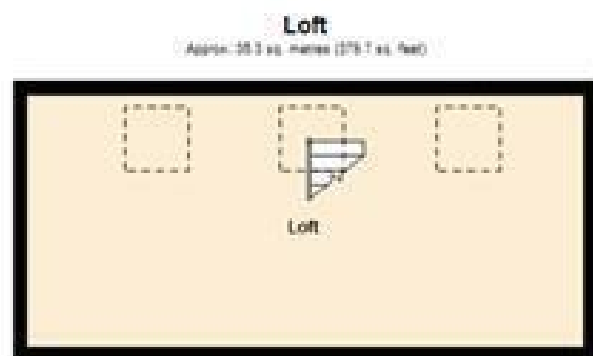
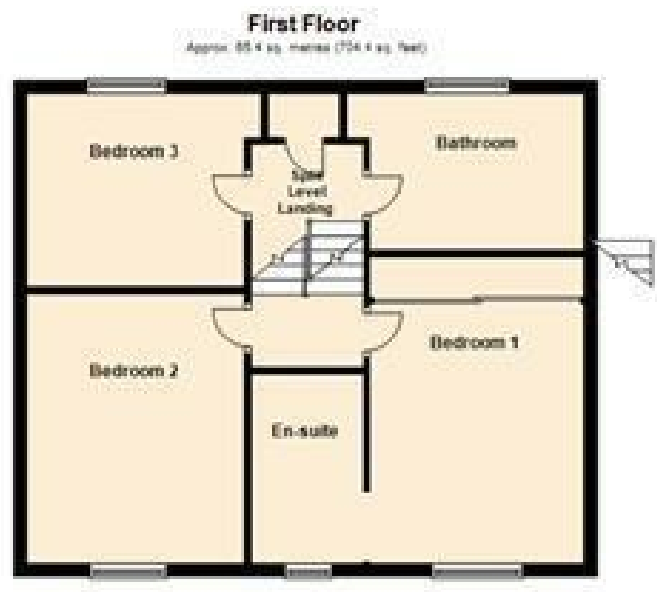




A STUNNING FAMILY HOME! This four bedroom home was built in 2012 and designed by the award winning architect David Austin.

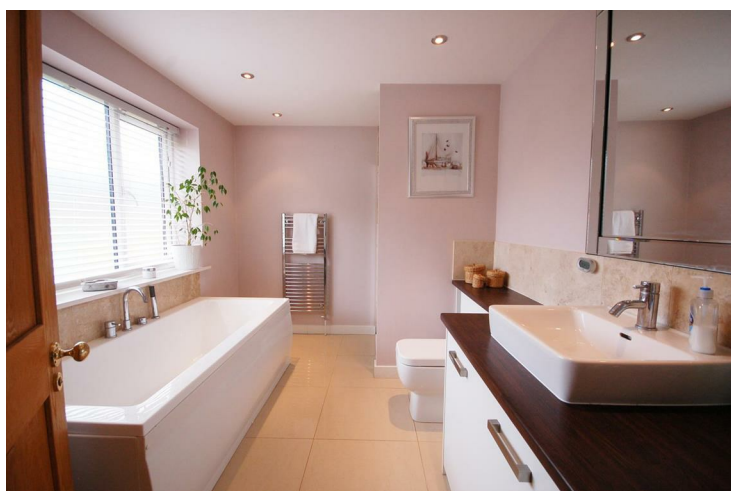
Internally the accommodation comprises a modern open plan kitchen/dining room with a balcony to enjoy the valley views, a snug room with open fire, 4 bedrooms, cloakroom, utility area, en-suite bathroom and a family bathroom. Outside offers a pleasant rear garden with decking and lawn as well and off road parking for several cars to the front. We highly advise an early viewing to avoid missing out - call us on 01453 383004.





Total area: approx. 181.6 sq. metres (1954.5 sq. feet)

This floorplan is for illustrative purposes only and is not to scale. Where measurements are shown they are approximate and should not be relied on. No liability is accepted in respect of any consequential loss arising from the use of this plan.  
Plan produced using PlanUp.





### Entrance

Via door into entrance hall. Radiator, velux sky light.

### Cloakroom

UPVC double glazed window to side aspect, low level w/c, tiled flooring, wall mounted wash hand basin.

### Utility area

UPVC double glazed window to rear aspect, door to side.

### Open plan Kitchen/Family room

28'10 x 16'2

UPVC double glazed windows to front and side aspects, balcony with decking, stainless steel sink, range of eye level and base line storage units, dishwasher, range cooker.

### 1st floor

Door to garden, doors to office/bedroom four and living room. Stairs leading to 2nd floor

### Living room

11'1 x 10'

UPVC double glazed window to rear aspect, open fire, radiator.

### Bedroom four/Office

11'1 x 8'1

UPVC double glazed window to rear aspect, radiator.

### 2nd floor

Doors to bedroom one and two, stairs to 3rd floor.

### Bedroom one

13'10 x 11'3

UPVC double glazed window to front aspect, built in wardrobes.

### En suite

UPVC double glazed window to front aspect, panelled bath, low level w/c, pedestal wash hand basin.

### Bedroom two

13'10 x 11'

UPVC double glazed window to front aspect, radiator.

### 3rd floor

Leading to bathroom and bedroom three. Access to loft and airing cupboard.

### Bedroom three

12'2 x 10'1

UPVC double glazed window to rear aspect, radiator.

### Bathroom

UPVC double glazed window to rear aspect, radiator, shower cubicle, tiled flooring, vanity wash hand basin, panelled bath.

### Outside

Rear garden is mostly laid to lawn with a large decking.

### Off road parking

Driveway providing off road parking to the front of the property.

