

TG

SALES & LETTINGS



Gilbert Young Close, Great Oldbury, Stonehouse Gloucestershire GL10 3FL

£315,000

- Beautifully Presented David Wilson Home
- 3 Bedroom Semi-Detached House
- Open Plan Dining Kitchen
- Family Bathroom & En-Suite Shower Room
- Generous Enclosed Garden
- Private Off Road Parking For 3 Vehicles
- Popular Edge Of Town Development
- Remaining NHBC warranty

The Property

TG Sales is delighted to present this beautiful three-bedroom semi-detached house built by the 5-star house builder David Wilson Homes. Tucked away in a cul-de-sac, the property is set back from the main road with a lawned and planted front garden leading to the front door.

The entrance hall leads to a cloakroom and the open-plan Kitchen /diner, with stairs leading to the first floor. The stylish wood effect flooring runs throughout the downstairs accommodation. The contemporary kitchen has plenty of natural light flowing in from a window at the front and is partially tiled. It includes a range of high-gloss wall and base units and integral appliances such as a gas hob, electric oven, fridge/freezer, dishwasher, and stainless-steel sink. Additionally, there is room for a washing machine, and a matching cupboard houses the boiler. The open-plan dining area is ideal to accommodate the family to dine together and has a window to the side. From here, you can access a useful under-stairs storage cupboard and the living room. The living room offers a stunning view of the generous garden, with patio doors and floor-to-ceiling windows providing plenty of natural light.

Upstairs, the first-floor landing leads to three bedrooms, a storage cupboard, and the family bathroom. The primary bedroom is located to the rear of the property, overlooking the garden, with enough space for a large wardrobe and a smart en-suite shower room. Another double room, bedroom two, can be found at the front of the house, with the third bedroom also positioned at the front and currently used as an office with built-in shelving in a recess over the stairs. The family bathroom has a white suite with an over-bath mains shower, part-tiled walls and floor, and a frosted window.

Outside, the front garden is lawned with a shrub bed at the front. A tarmac drive provides private parking for up to three vehicles, with gated access to the back. The rear garden is spacious and mainly laid to lawn, with a decked area in one corner, ideal for entertaining, relaxing, or dining al fresco. The garden is enclosed by wood panel fencing.



Situation

Great Oldbury is situated on the edge of the vibrant town of Stonehouse. The development is served by a local 'Little Waitrose' for every day needs. In the town itself you will find an abundance of shops and other local amenities including, GP surgery, chemist, pubs, supermarket, independent butchers and fast food/takeaway outlets plus a fabulous Italian restaurant. This property is ideally situated for easy access to M5 motorway. The town also has its own mainline railway station, which has a regular train service to London. There are 2 primary schools (Park Infant & Junior), one secondary school (Maidenhill) and independent schools (Wycliffe College and Hopelands Preparatory School). There are also a number of footpaths and lanes that lead from the town to the nearby Stroudwater canal and the Cotswold Way walking trail passes close to Stonehouse.

Directions

SATNAV postcode GL10 3FL

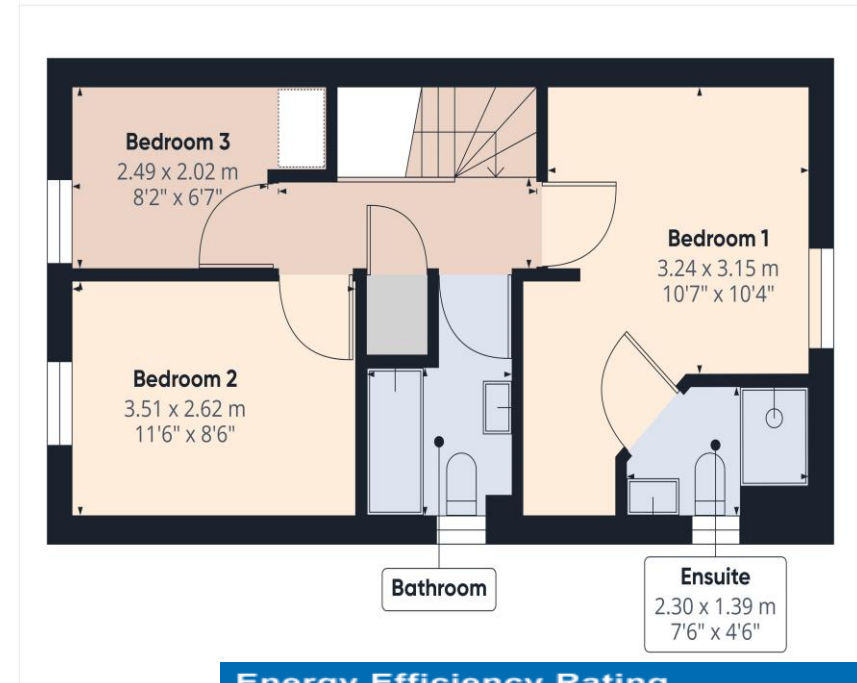
Tenure Freehold

Local Authority Stroud District Council

Services Electric, Mains Gas, Mains Drainage and Water are all believed to be connected to the property.

Council tax band C





Head Office
 TG Sales & Lettings
 48 Stroud Road
 Gloucester
 Gloucestershire
 GL1 5AJ
Tel: 01452 311776
Email: info@tgres.co.uk
Website: www.tgres.co.uk



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		96
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address:
33 Gilbert & Park Close

T G Sales & Lettings and any parties they are acting for hereby give you notice that: These details are for guidance only and cannot guarantee the accuracy of any description, dimension, condition or any required permission for occupation and use. It is not company policy to test any services or appliances in properties offered for sale and these should be verified by the purchaser's solicitors. T G Sales & Lettings will not be liable for any loss arising from the use of these details. No responsibility is taken for any errors, omissions or misstatements within these particulars. It should not be assumed that the property has all the necessary planning, building regulation or other consents. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact. Buyers are advised to seek advice from their legal representation. T G Sales & Lettings is a limited liability partnership registered in England and Wales. Registered Number: 9763381 Registered Office: 48 Stroud Road, Gloucester, Gloucestershire, GL1 5AJ.