

TG

SALES & LETTINGS



Court View, Stonehouse Gloucestershire GL10 3PJ

£495,000

- *EXECUTIVE STYLE 4 BEDROOM DETACHED HOME*
- Offered CHAIN FREE
- EXCEPTIONALLY SPACIOUS - 3 Reception Rooms + Study
- 4 Bedrooms
- En-suite and Family Bathroom
- DOUBLE Garage and Plentiful Parking
- Pretty Enclosed Garden
- Convenient Edge of Town Location

The Property

Upon entering the property, a generous hallway welcomes you, with doors leading to the living room, study, cloakroom, family kitchen/diner, and stairs leading to the first floor. The living room is bright and spacious, with light pouring in from the bay window and through the glazed interconnecting doors to the dining area.

The hub of the home is the spacious family kitchen/dining room, which offers contemporary open-plan living. Patio doors and a window to the rear let plenty of natural light in, and a set of glazed double doors lead into the recently upgraded conservatory.

The kitchen offers an extensive range of fitted wall and base units with plenty of work surface space, and integral appliances include an eye-level double oven, gas hob hood and dishwasher. A door leads to a utility room that houses the boiler and provides further cabinetry and work surface with a sink inset and space for a washing machine.

The dining area is open plan and large enough for the whole family to gather, whilst the conservatory offers further space for relaxing/entertaining. To complete the downstairs accommodation, there is a study at the front of the house and a cloakroom.

Upstairs, the landing leads to all the bedrooms and the family bathroom. Three bedrooms are doubles with built-in cupboards, and the main bedroom boasts a generous four-piece en-suite bathroom. A separate family bathroom with an over-bath shower and a handy airing cupboard completes the upstairs accommodation.

Outside, a low-maintenance gravelled front garden with flower and shrub borders and a blocked paved path to the front door can be found. The rear garden is enclosed by wooden fencing and hedging, mainly laid to lawn with mature shrub and flower borders and two magnificent trees – one protected by a tree preservation order. A railway line lies beyond the garden, affording a private, open outlook.



Situation

Court View is situated on the edge of the vibrant town of Stonehouse. 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 fabulous Italian and Indian restaurants. 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 to the nearby Stroudwater canal and the Cotswold Way walking trail passes close to Stonehouse.

Directions

SATNAV postcode GL10 3PJ

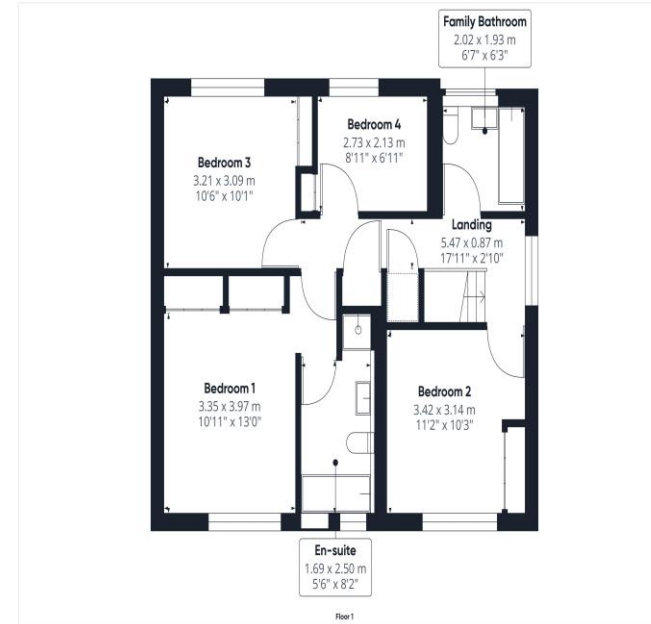
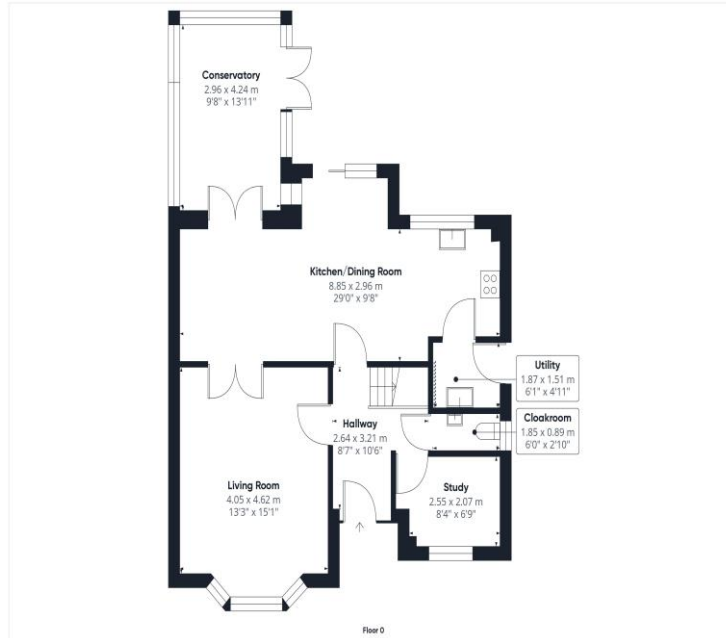
Tenure Freehold

Local Authority Gloucester

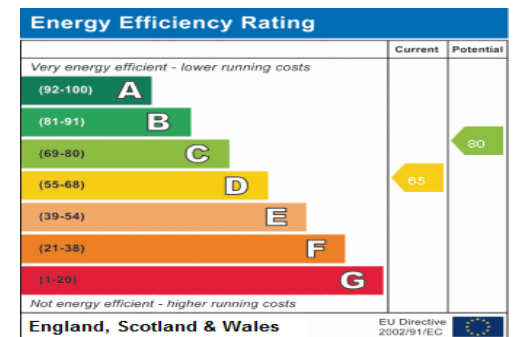
Services Electric, Mains Gas, Mains Drainage and Water are all believed to be connected to the property.

Council tax band E





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



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.