

TG

SALES & LETTINGS



Great Oldbury Drive, Great Oldbury, Stonehouse Gloucestershire GL10 3FX

£400,000

- Detached 4 Bedroom Family Home
- Open-plan Kitchen/Dining/Family Room
- Living Room
- Family Bathroom and En-suite
- Detached Garage
- Off Road Parking For 2 Cars
- Enclosed Garden with Paved Terrace and Lawn
- Edge of Town Location with Great Road and Rail Links

The Property

We are pleased to present to the market this four-bedroom detached family home, located in popular Great Oldbury on the fringe of Stonehouse, with a pleasant green and leafy outlook. The property boasts a detached garage with private parking and an enclosed garden with paved terrace and lawn.

The front door is approached via a path crossing the front garden, and welcomes you into the entrance hall, from which doors lead off to the living room, kitchen/dining/family room and cloakroom and stairs lead to the first floor. The living room is well proportioned and positioned to the front of the house. To the rear, the impressive open-plan kitchen/dining/family room is the hub of the home, with patio doors to the garden, offering a range of high gloss wall and base units and integral appliances including fridge/freezer, dishwasher, oven, hob, and hood. A stainless-steel sink is inset to the wood effect worksurface. A useful cupboard provides space for a washing machine and there is plenty of room for a family dining table and sofa area. A cloakroom completes the ground floor accommodation.

On the first floor, doors lead from the landing to four bedrooms and the family bathroom. Bedroom one to the front has an en-suite shower room and overlooks communal green space as does bedroom four. Bedrooms two and three are positioned to the rear, overlooking the garden.

Outside the enclosed rear garden has been laid to contemporary patio paving and lawn, bordered by wood panel fencing and the garage. A driveway to the front provides off road parking for two cars.



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 3FX

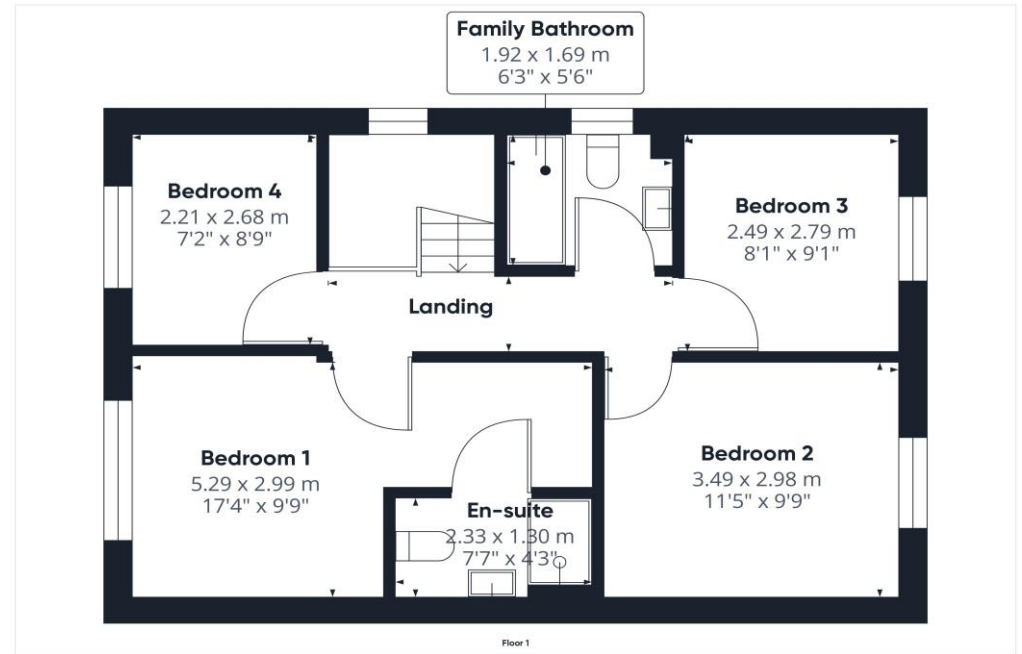
Tenure: Freehold

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 D





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		94
(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, Scotland & Wales		EU Directive 2002/91/EC	

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