

TG

SALES & LETTINGS



Springfield Court, Stonehouse Gloucestershire GL10 2JF

£359,950

- Beautifully Presented Four Bedroom Semi-Detached Home
- Centrally Located for Town Amenities
- Bright and Spacious Living/Dining Room
- Wren Fitted Kitchen/Breakfast Room
- Family Bathroom and Ensuite Shower Room
- Flexible Living Over Three Floors
- Enclosed South Facing Garden
- Private Parking for Two Cars

The Property

TG Sales and Lettings are delighted to present 2 Springfield Court to the market – a beautiful four-bedroom home which has been stylishly upgraded by the present owners. Arranged over three floors, the accommodation can be flexible to suit your household. With a theme of luxury and quality throughout, this property boasts solid oak doors, porcelain tiled bathrooms and a new Wren kitchen fitted in 2022. Centrally located but tucked away in a cul-de-sac, the property enjoys two off road parking spaces, with the comprehensive amenities of Stonehouse town centre only a stone's throw away.

The entrance hall welcomes you and leads to all the ground floor accommodation. The Wren fitted kitchen provides a range of smart, hi-gloss grey cabinetry with marble effect work surfaces and splash backs, tiled floor and an extensive range of integral Bosch and Zanussi appliances including gas hob, double oven, fridge/freezer, dishwasher and washing machine. There is space for a small table. The bright living room enjoys a sunny aspect with a large rear bay window and patio doors opening to the garden. There is space for a dining table and a useful built-in storage cupboard. A fully tiled cloakroom with heated towel rail completes the ground floor layout.

To the first floor can be found the bright main bedroom with ensuite shower room and fitted wardrobes, a further bedroom presently used as an office and a fabulous family bathroom with fully tiled walls and floor and heated towel rail. Stairs lead to the second floor where you will find two further bedrooms; both with with skylight windows and one with a built-in wardrobe.

Outside is a southerly aspect rear garden enclosed by wood panel fencing and there is side access to the front. A decked terrace provides an ideal space for sitting with your favourite tittle or enjoying a spot of al fresco dining and leads to a small artificial lawn below and steps down to a handy garden shed. A gate leads you out to two private parking spaces within a communal car park



Situation

This home is located within a cul-de-sac, close to the town centre where you will find an abundance of shops and other local amenities. Doctors, chemist, pubs, supermarket/Post Office and a choice of takeaways and restaurants are on offer including a wonderful Italian and Indian. Stonehouse is part of the Stroud District and is 2.5 miles east of the M5 motorway junction 13 and also has its own railway station, which has a regular train service to London. There are 2 primary schools (Park Infant & Junior), one secondary school (Maidenhill) and two independent Schools (Wycliffe College and Hopelands Preparatory) all within the town itself. There are also a number of footpaths and lanes that lead from the town to the nearby canal and the Cotswold Way walking trail.

Directions

SATNAV postcode GL10 2JF

Tenure Freehold

Local Authority Stroud District Council

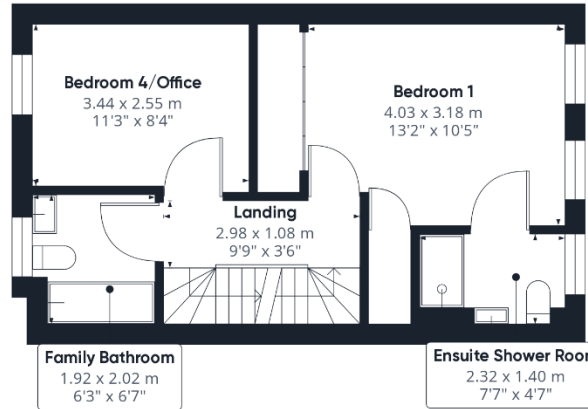
Services Electric, Mains Gas, Mains Drainage and Water are all believed to be connected to the property.

Council tax band D

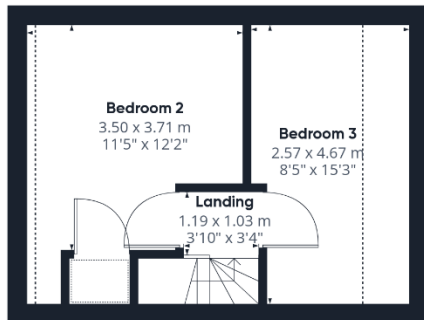




Floor 0



Floor 1



Floor 3



Approximate total area⁽¹⁾

101.41 m²
1091.57 ft²

Reduced headroom

4.03 m²
43.38 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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