



SALES & LETTINGS



Arrowsmith Drive, Stonehouse Gloucestershire GL10 2QS

£485,000

- 5 Bedroom Detached Home on a Corner Plot
- Bright and Spacious Accommodation
- 2 Reception Rooms
- Kitchen/Breakfast Room and Laundry
- Main Bathroom and Ensuite
- Integral Garage and Parking for Two Cars
- Solar Photo Voltaic Panels Installed 2024
- Great Access to Stonehouse Amenities and Transport Links

The Property

TG Sales and Lettings are delighted to bring to the market this well presented **5 BEDROOM DETACHED HOME** on the edge of STONEHOUSE TOWN CENTRE. Offering bright and spacious accommodation throughout, this property is set on a corner plot and boasts an integral garage, off road parking for two cars and a good size low maintenance garden. Solar photo voltaic panels were installed to the roof in 2024 for added energy efficiency.

Upon entering the property, doors radiate from the hallway to the cloakroom, living room and kitchen/breakfast room, with stairs rising to the first floor. The living room is well lit with natural light from the bay window to the front, with a feature fireplace providing a focal point, and opens to the dining room via double doors. From here you have direct access into the garden and a door opens into the kitchen/breakfast room, which is bright and well appointed, having been re-fitted in 2020 with smart shaker style units and integral appliances including dishwasher, gas hob and electric double oven. There is space for a fridge/freezer and small dining table with a door leading into the laundry which provides yet further cabinetry and space for a washing machine and tumble drier. From the laundry you can access both the garden and garage.

To the first floor, the galleried landing leads to all bedrooms and the main bathroom. Bedroom one to the front of the house benefits from a double built-in wardrobe and ensuite shower room, and there are two further doubles with a built-in wardrobe to bedroom two, and two single bedrooms.

Outside the rear garden enjoys side access and is mainly laid to paving punctuated with small trees and shrubs, with a flower bed to the rear, all enclosed by wood panel fencing and brick walling. A driveway to the front provides parking for two cars and leads to the integral garage which has power and light and houses the solar panel plant.



Situation

Arrowsmith Drive is a popular residential area, approximately half a mile from the town centre of Stonehouse where you will find an abundance of shops and other local amenities. A GP surgery, chemist, pubs, supermarket/Post Office and a choice of cafes, takeaways and restaurants are on offer including wonderful Italian and Indian restaurants. Stonehouse is part of the Stroud District. It lies 2.5 miles east of the M5 motorway junction 13 and also has its own railway station, which has a regular, direct train service to London. Primary schools include Great Oldbury Academy, and Park Infant & Junior schools, and secondary school Maidenhill. There are two independent schools; Wycliffe College and Hopelands Preparatory within the town itself. If you enjoy walking, Stonehouse boasts a number of footpaths and lanes that lead from the town to the nearby Stroudwater canal and the Cotswold Way walking trail.

Directions

SATNAV postcode GL10 2QS

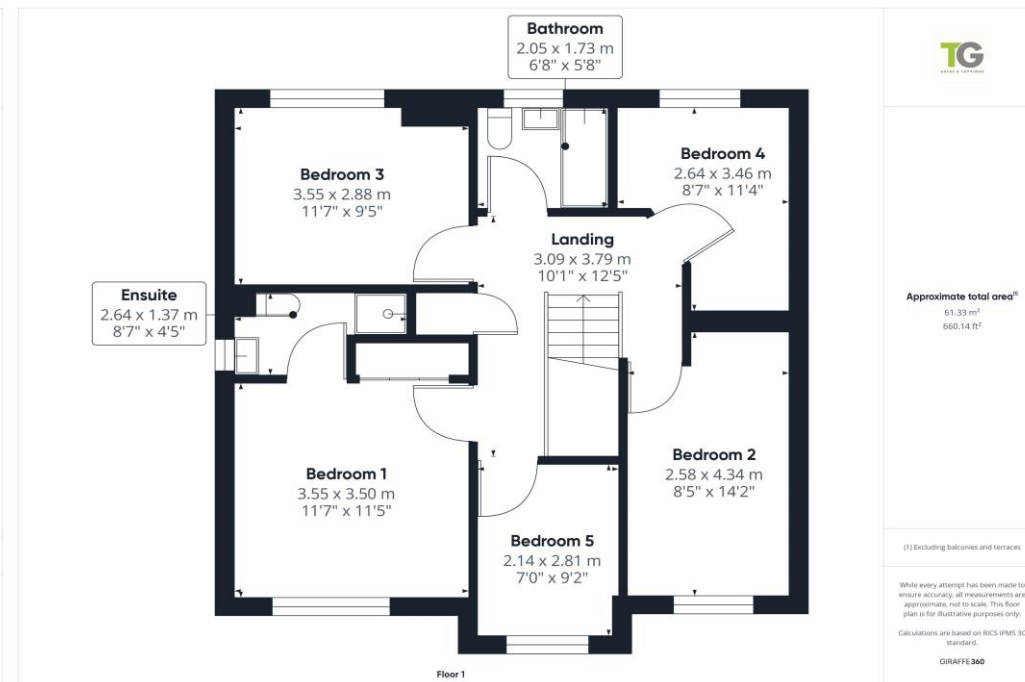
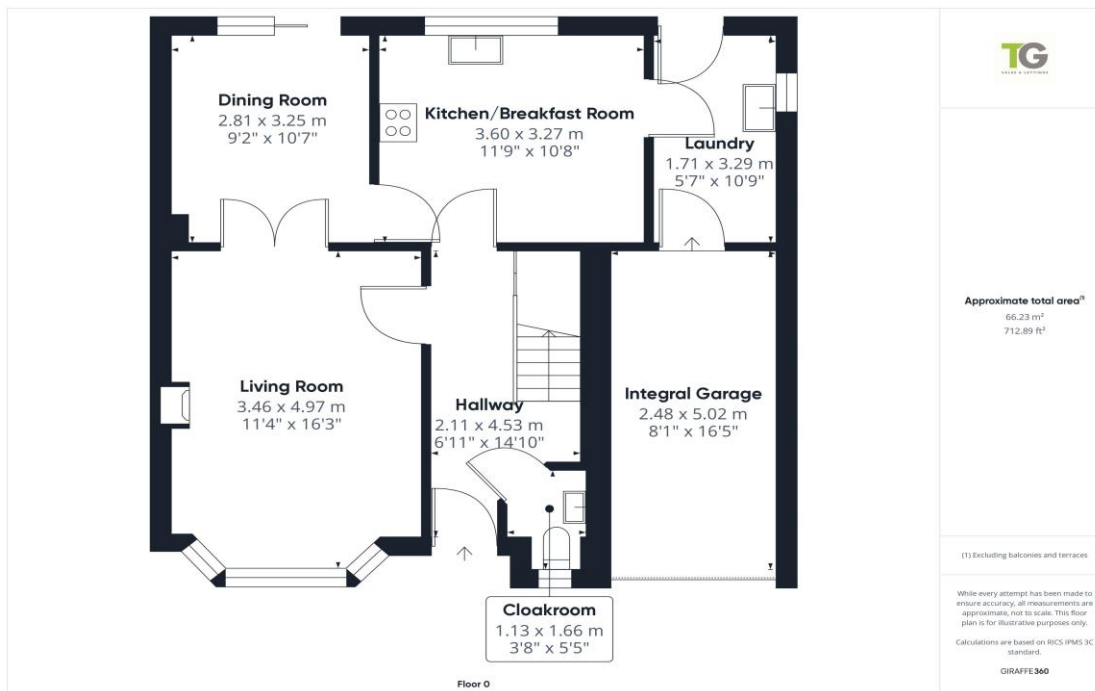
Tenure Freehold

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 E





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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	83 B
39-54	E		
21-38	F		
1-20	G		

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