

**TG**

SALES & LETTINGS



# Melbourne Drive, Stonehouse Gloucestershire GL10 2PJ

**£385,000**

- Detached 3/4 Bedroom Home on Large Corner Plot
- Generous Garden
- Flexible Accommodation
- Bathroom & Downstairs Shower Room
- Impressive Timber Garden Studio with Air Con, Cabled Internet, Light and Power
- Detached Garage
- Parking for Several Cars
- End of Cul-De-Sac Location

## The Property

20 Melbourne Drive is a versatile and spacious 3 / 4-bedroom property, occupying a generous corner plot in an end of cul-de-sac. This property offers a flexible layout, including a potential downstairs bedroom next to a sizable shower room, making it perfect for various household dynamics. The property features a detached garage and a driveway that can accommodate multiple cars. An exceptional timber garden studio with air conditioning/heating, cabled internet, power, and lighting makes an excellent home office, hobby room, or studio for activities like beauty therapy, yoga, or physiotherapy.

As you step inside, the hallway leads you to the kitchen and the living/dining room and stairs rise to the first floor with a storage cupboard under. The smart fitted kitchen offers plenty of cupboards and worksurface, with a door at the end leading directly to the dining area of the living room. Integral appliances include a gas hob, double oven, fridge/freezer and dishwasher, and a further door leads to the boot room. Adjoining the living room is a second reception room or fourth bedroom and from here, a door leads to a bright and spacious shower room with laundry room off. Patio doors and sliding doors from the living room lead out to the garden.

Upstairs, doors from the landing leads to three bedrooms and the main four-piece bathroom. Bedrooms one and two are both doubles with built-in cupboards.

Outside, the garden is a super feature of this home, enjoying a corner plot which offers a good size lawn with fruit trees, barked children's play area with timber climbing frame/swing/slide set, and a paved terrace accessed from the kitchen and living room, providing plenty of space for outdoor dining/barbeque. The detached studio is a highlight of this property, with heating/air conditioning unit, cabled internet, power and light. The garden is enclosed by mature, evergreen hedging and wood panel fencing, with gated side access. To the side of the house is a driveway accommodating several cars, leading to the garage which has power and light with an electric fob operated door. **It is important to note that an embankment lies behind the garden, where trains pass at a gentle pace as they approach Stonehouse station.**



## Situation

**Melbourne Drive is situated on the edge of the vibrant town centre of Stonehouse. There is a local convenience store and fish and chip shop less than a quarter of a mile away. 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 and Indian 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 2PJ**

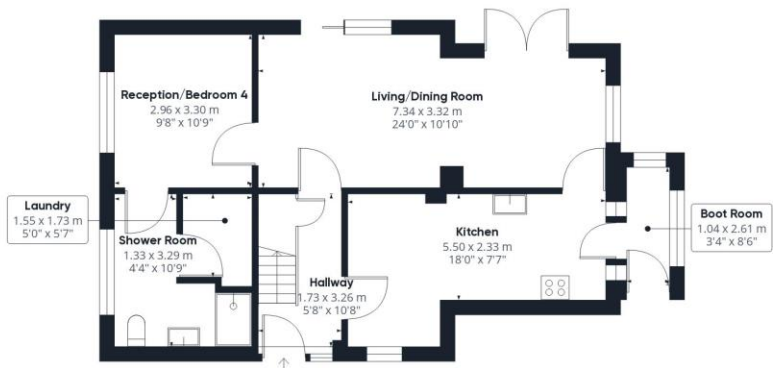
## Tenure Freehold

**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 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3

Approximate total area<sup>(1)</sup>  
135.33 m<sup>2</sup>  
1456.68 ft<sup>2</sup>

(1) Excluding balconies and terraces

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.

GIRAFFE360

**Head Office**  
TG Sales & Lettings  
48 Stroud Road  
Gloucester  
Gloucestershire  
GL1 5AJ  
**Tel:** 01452 311776  
**Email:** [info@tgres.co.uk](mailto:info@tgres.co.uk)  
**Website:** [www.tgres.co.uk](http://www.tgres.co.uk)



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