



Wharfdale Way, Stonehouse GL10 2AJ

£379,950



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- Detached house
- Three double bedrooms
- High-specification kitchen
- Light and airy accomodation
- Enclosed rear garden
- Driveway parking for three vehicles
- Remainder of the 10 year warranty
- Freehold
- Council tax band D (£2,203.87)
- EPC rating B83

Regent House, 1 Bath Road, Stonehouse, GL10 2JD

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Entrance Hall

Composite door to entrance hall. Sliding door to cloakroom. Storage cupboard.

Open Plan Living Space

uPVC bi-fold doors to rear garden and uPVC double-glazed window to rear elevation and front elevation. High-specification kitchen with a range of wall and base units with integrated appliances to include a full-length fridge, dishwasher, freezer, eye-level double oven and sink with mixer tap and drainer. Kitchen island with five ring induction hob and extractor fan over, the island provides a dining space and additional storage cupboards. Under-stairs storage cupboard with space and plumbing for a washing machine.

Cloakroom

uPVC double-glazed window to front elevation. Low-level WC and wash hand basin. Worktop with space for tumble dryer.

Bedroom One

uPVC double-glazed window to front elevation. Access to en-suite shower room. Radiator.

En-Suite Shower Room

uPVC double-glazed window to side elevation. Low-level WC, wash hand basin and walk-in shower. Heated towel rail.

Bedroom Two

uPVC double-glazed window to rear elevation. Radiator.

Bedroom Three

uPVC double-glazed window to rear elevation. Wardrobe with sliding door. Radiator.

Bathroom

uPVC double-glazed window to front elevation. Low-level WC, wash hand basin, corner shower cubicle and bath. Heated towel rail.

Outside

The property has a driveway with parking for three vehicles and a storage shed. The rear garden is fully enclosed and low-maintenance. There is a patio area and artificial lawn, there is also raised beds ideal for a keen gardener. The garden can be accessed either side via the gates.

Location

The property is located on the edge of Stonehouse town. Local facilities and amenities include a Co-op with post office, restaurants, and primary and secondary schools. Local walks include the Stroudwater Navigation Canal and The Cotswold Way. The property is near to Junction 13 of the M5 motorway, providing access to Gloucester and Bristol. Stonehouse railway station has a regular train service to London and Cheltenham.

Material Information

Tenure: Freehold.

Council tax band: D

Local authority and rates: Stroud District Council - £2,203.87 (2023/24).

Electricity supply: mains.

Water supply: mains.

Sewerage: mains.

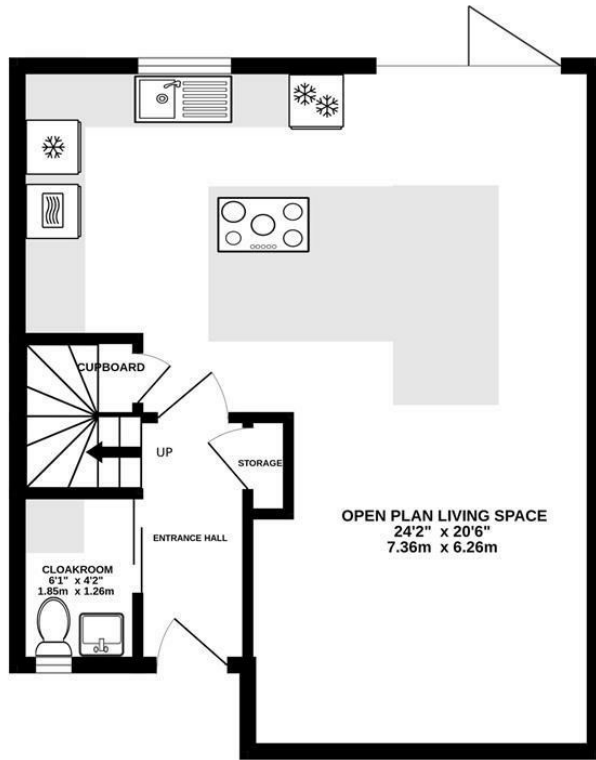
Heating: Ground floor - underfloor heating from a wet system. En-Suite and bathroom - underfloor heating from electric. Remaining rooms - gas central heating.

Broadband speed: 16 Mbps (basic), 80 Mbps (superfast) and 9000 Mbps (ultrafast)

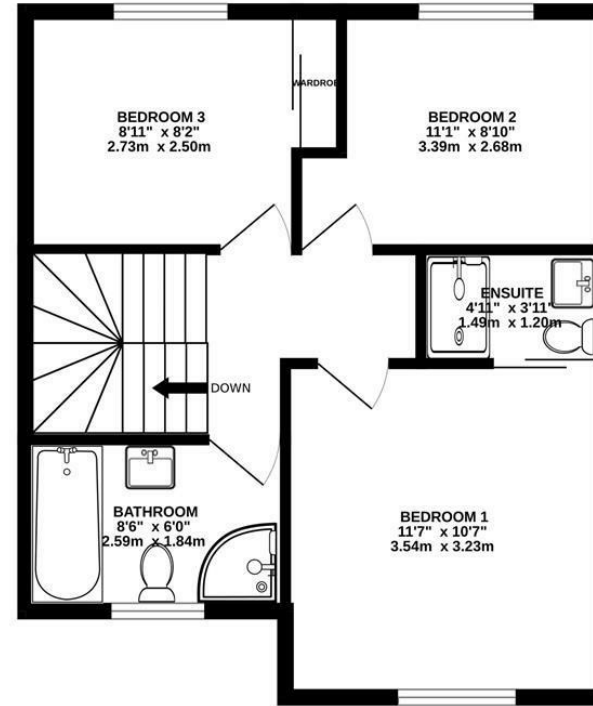
Mobile phone coverage: EE, Three, O2 and Vodafone.



GROUND FLOOR
472 sq.ft. (43.8 sq.m.) approx.



1ST FLOOR
469 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA : 940 sq.ft. (87.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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