



Claypits, Eastington GL10 3AJ
Guide Price £850,000



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• Immaculately presented five double bedroom detached house • Significantly extended • Two en-suite shower rooms plus Jack and Jill en-suite shower room and family bathroom • Gigaclear internet access available • Rear garden overlooking fields • Garage with power, light and heating • Frontage with parking for several vehicles • Freehold • Council tax band E (£2,603.93) • EPC rating C77

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Entrance Hall

17'0" x 11'1" (5.19 x 3.40)

Composite door to entrance hall and uPVC double-glazed window to front elevation. Porcelain tiled floor. Access to living room, kitchen, cloakroom and garage with stairs rising to the first floor. Storage cupboard and understairs cupboard. Three radiators.

Living Room

19'8" x 14'3" (6.00 x 4.35)

Two uPVC double-glazed windows to rear elevation and French doors to rear garden. Dual fuel log/coal burner with brick fireplace. Access to additional reception room. Two radiators.

Reception Room

18'0" x 12'10" (5.49 x 3.92)

uPVC tri-folding doors to rear garden. Two radiators.

Kitchen/Diner

26'9" x 24'7" (8.17 x 7.51)

French doors to rear garden, two uPVC double-glazed window to rear elevation, uPVC double-glazed window to side elevation and window to the front. Porcelain tiled floor. There

are a range of wall and base units with appliances to include a range cooker with six ring gas hob and extractor fan over, one and a half bowl sink with mixer tap and drainer, integrated microwave, wine fridge and American style fridge/freezer. Kitchen island with additional storage cupboard and worktop space. Larder cupboard. Three radiators and kick space fan heater..

Utility Room

11'5" x 8'0" (3.50 x 2.46)

uPVC double-glazed window to side and rear elevation and uPVC door to rear garden. Porcelain tiled floor. Wall and base units with Belfast sink. Space for washing machine and tumble dryer. Radiator.

Study/Play Room

14'3" x 11'3" (4.35 x 3.44)

uPVC double-glazed window to front elevation. Radiator.

Cloakroom

6'4" x 3'7" (1.94 x 1.11)

uPVC double-glazed window to front elevation. Porcelain tiled floor. Low-level WC, corner wash hand basin and heated towel rail. Radiator.



Bedroom One

17'10" x 10'10" (5.46 x 3.32)

uPVC double-glazed window to rear elevation. Access to Jack and Jill shower room. Radiator.

Bedroom Two

14'3" x 12'10" (4.35 x 3.92)

Dual aspect uPVC double-glazed windows to rear elevation. Access to Jack and Jill shower room. Two radiators.

Jack and Jill Shower Room

9'6" x 7'2" (2.90 x 2.20)

Double-glazed Velux window. Low-level WC, wash hand basin and shower cubicle with waterfall shower. Radiator and heated towel rail.

Bedroom Three

15'2" x 11'11" (4.63 x 3.64)

Dual aspect uPVC double-glazed windows to front elevation. Two radiators.

Bedroom Four

12'10" x 10'3" (3.92 x 3.13)

uPVC double-glazed window to rear elevation. Access to en-suite. Radiator.

En-Suite Shower Room

8'8" x 3'11" (2.65 x 1.21)

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

Bedroom Five

12'9" x 10'2" (3.90 x 3.11)

uPVC double-glazed window to front elevation. Access to en-suite. Two radiators.

En-Suite Shower Room

8'8" x 3'11" (2.65 x 1.21)

uPVC double-glazed window to side elevation.

Low-level WC, wash hand basin, walk in shower with waterfall shower and heated towel rail.

Linen Room

6'5" x 6'4" (1.96 x 1.95)

uPVC double-glazed window to front elevation. Radiator.

Walk-in Wardrobe

8'0" x 5'4" (2.44 x 1.63)

Shelving and hanging rails. Radiator.

Family Bathroom

10'2" x 6'4" (3.10 x 1.94)

uPVC double-glazed window to front elevation. Low-level WC, wash hand basin, bath with mixer tap and separate walk in waterfall shower. Two heated towel rails and radiator.

Garage

18'7" x 12'11" (5.68 x 3.96)

Double-glazed window and door to side elevation. Up and over garage door. Base units with shelving. Two radiators.

Location

The property is situated on the outskirts of the popular village of Eastington. It is positioned west of Stonehouse town and is extremely convenient for Junction 13 of the M5 motorway, the A38 and A419 roads. There are useful facilities within Eastington such as a community centre, village hall, Co-op, post office, butcher, hairdresser, two traditional pubs – The Old Badger and The Kings Head House. The property is located within the catchment area for Eastington Primary School which has an Outstanding Ofsted report. For further amenities and facilities, Stonehouse town is approximately 3.3 miles providing a



train station which has a main line to London Paddington.

Outside

There is a gravelled frontage allowing off-road parking for several vehicles. Access to the garage and side access to the rear garden which is mainly laid to lawn and patio with flower and shrub borders. There is an eating apple tree, outside tap and power socket. The rear garden is south facing and has the benefit of far-reaching views towards Dursley and Cam Peak. Summer house with lighting and power. There are floodlights to both the rear and front garden.

Material Information

Tenure: Freehold.

Council tax band: E

Local authority and rates: Stroud District Council - £2,603.93 (2023/24).

Electricity supply: mains.

Water supply: mains.

Sewerage: mains.

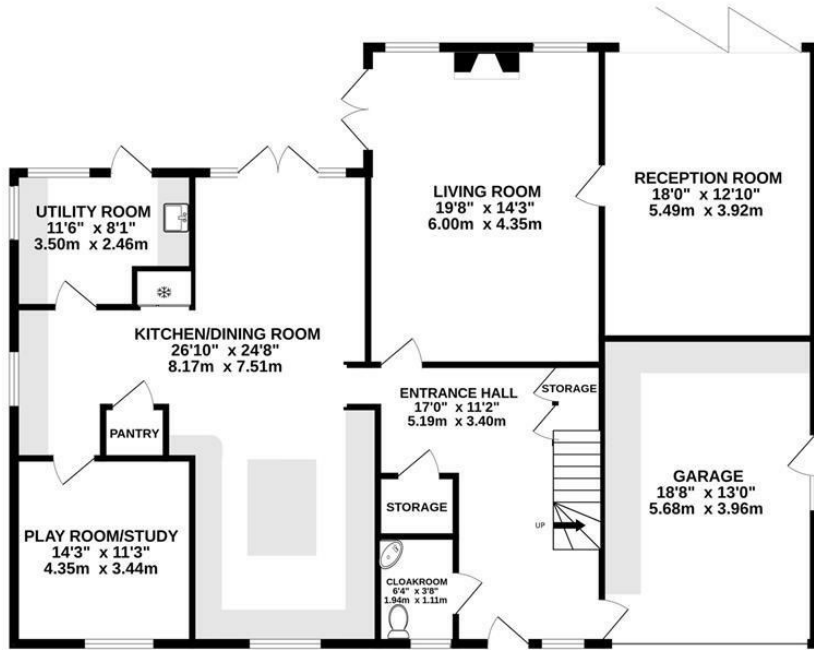
Heating: gas central heating.

Broadband speed: 7 Mbps (basic) and 940 Mbps (ultrafast)

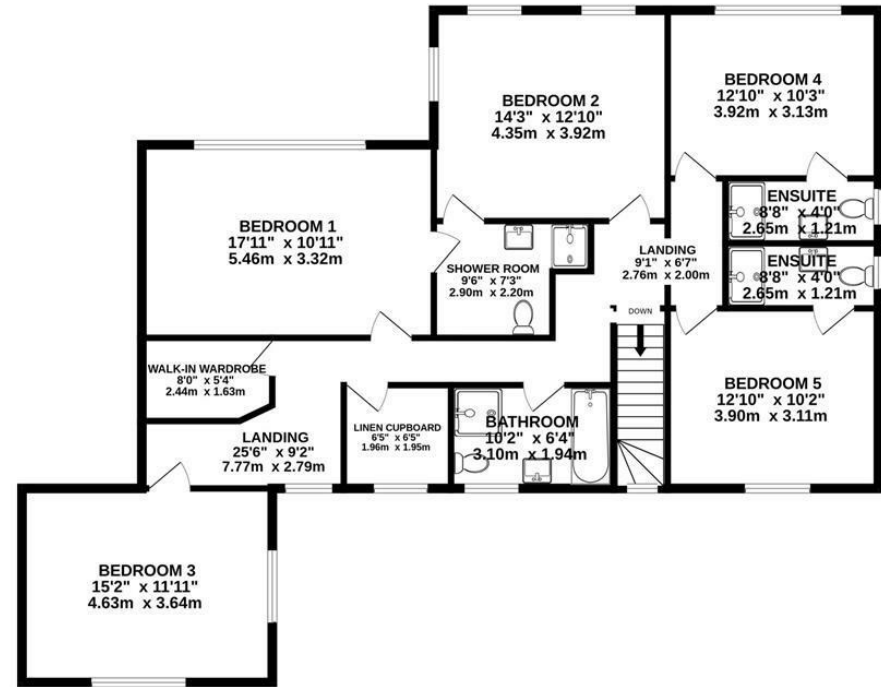
Mobile phone coverage: EE, Three, O2 and Vodafone.



GROUND FLOOR
1606 sq.ft. (149.2 sq.m.) approx.



1ST FLOOR
1347 sq.ft. (125.1 sq.m.) approx.



TOTAL FLOOR AREA : 2953 sq.ft. (274.4 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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