



**Laburnum Walk, Stonehouse GL10 2NR**

**£395,000**



## Laburnum Walk, Stonehouse GL10 2NR

• Detached dormer bungalow • Three double bedrooms • Conservatory with views of garden • Enclosed and mature rear garden • Garage with power and light • Situated within walking distance to local amenities • Chain free • Freehold • Council tax band C (£2,053.70) • EPC rating D58

**£395,000**



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

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### Entrance Hall

uPVC door from side access leading on to an inner hallway. Access to living room/diner, bathroom and bedroom one.

### Living Room/Diner

uPVC double-glazed window to side elevation, uPVC double-glazed sliding doors to garden and uPVC double-glazed door and window to conservatory. Stairs rising to the first floor. Two radiators.

### Conservatory

uPVC double-glazed French doors to garden and uPVC double-glazed windows surrounding.

### Kitchen

uPVC double-glazed window to front elevation and two uPVC double-glazed windows to side elevation. Range of wall and base units with appliances to include integrated dishwasher, double oven, four ring gas hob and stainless steel one and half bowl sink with drainer and mixer tap. Access to utility room. Radiator.

### Utility Room

uPVC door to front garden uPVC double-glazed window to front elevation. Space for washing machine. Storage cupboard. Radiator.

### Cloakroom

uPVC double-glazed window to front elevation. Low-level WC and wash hand basin. Radiator.

### Bedroom One

uPVC double-glazed window to side elevation. Built in wardrobes, chest of drawers and storage. Radiator.

### Bathroom

uPVC double-glazed window to side elevation. Low-level WC, wash hand basin and corner bath with shower over. Radiator.

### Bedroom Two

uPVC double-glazed window to rear elevation and double-glazed Velux window. Radiator.

### Bedroom Three

uPVC double-glazed window to front elevation. Radiator.

### Bathroom

Double-glazed Velux window. Low-level WC, wash hand basin and bath with hand held shower. Radiator.

### Outside

The main entrance to the property is via the front courtyard through to the utility room. You can also access the property through the side gate and into the entrance hall, you can access the rear garden via the side. The rear garden is mostly laid to lawn with a patio space, ideal for alfresco dining. The mature garden boasts an array of greenery and plants along with some raised beds. There is a greenhouse and storage shed. The garage has both an electric door and a door from the front courtyard, the garage benefits from power and light.

### Location

The property is located centrally in Stonehouse town, within easy reach of local amenities including a Co-op with a post office, restaurants, primary and secondary schools. Junction 13 of the M5 motorway is just under 3 miles. Stonehouse railway station has a regular train service to London and Cheltenham. The town is situated approximately three miles west of Stroud and twelve miles south of Gloucester.

### Material Information

Tenure: Freehold.

Council tax band: C.

Local authority and rates: Stroud District Council - £2,053.70 (2024/25).

Electricity supply: meter.

Water supply: meter.

Sewerage: mains.

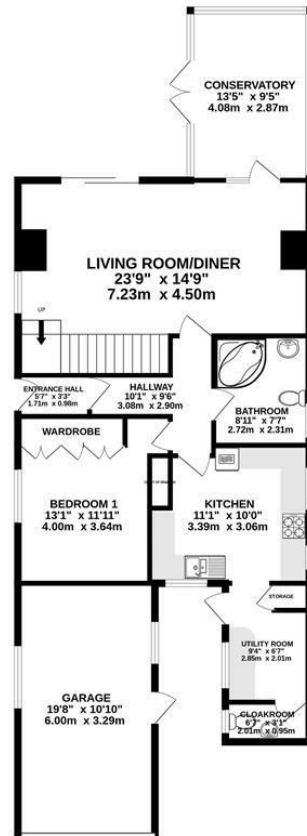
Heating: gas central heating.

Broadband speed: 17 Mbps (basic) and 80 Mbps (superfast).

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



GROUND FLOOR  
1130 sq ft. (105.0 sq m.) approx.



1ST FLOOR  
406 sq ft. (37.7 sq m.) approx.



TOTAL FLOOR AREA : 1536 sq.ft. (142.7 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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