

37 GERALDS WAY
CHALFORD



WHITAKER
SEAGER



37 GERALDS WAY, CHALFORD, STROUD, GL6 8FJ

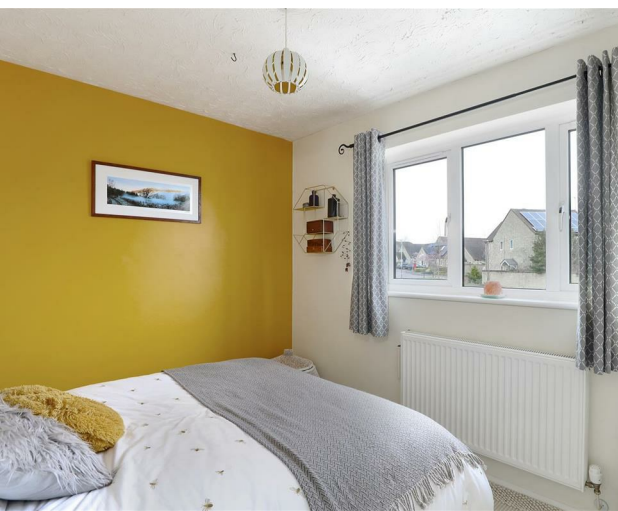
A DETACHED 4 BEDROOM FAMILY HOME,
ENJOYING FABULOUS FAMILY KITCHEN
OPENING TO THE REAR GARDEN.

The property

A detached 4 bedroom family home, enjoying a much coveted position, set within easy reach of a variety of facilities. Offered for sale for the first time since built, the property has undergone many improvements by the current owner to create a comfortable family home. The canopied front entrance opens to an inner hallway, off which doors lead to a cloakroom, sitting room and kitchen. A staircase rises to the first floor. The sitting room sits to the front of the property with a view to the north elevation. Extended in more recent history, the sociable family kitchen is a huge asset to this home. Spanning the width of the house, with two sets of French doors and one sliding patio door opening to the rear garden, the kitchen/family room provides room for dining

and living. The kitchen is fitted with a range of units and a large central island with integral hob and discreet over head extractor, this forms a central hub to the room. There is a free standing dishwasher, intergrated warming drawer and space for two intergral ovens. The room is partially heated by under floor heating, a combination of tiling and Karndeian wood effect flooring cleverly zone the room. An adjoining utility offers space for a washing machine and drier and houses the boiler. Four bedrooms are positioned across the first floor all of which provide built in wardrobes, the main bedroom enjoys an ensuite shower room. A further three bedrooms are served by a family bathroom, where a shower sits over the bath. The property is warmed throughout by gas central heating.





Guide price
£475,000

- *Hall & cloakroom*
- *Sitting Room*
- *Kitchen/dining/living room, with partial underfloor heating*
- *Utility*
- *Main bedroom with ensuite shower room*
- *3 further bedrooms*
- *Family bathroom*
- *Pretty enclosed garden with hot & cold tap*
- *Integral garage & driveway*
- *Ofcom - likely to have good mobile coverage- EE, Three, O2, Vodafone. Superfast broadband available*

WITHIN EASY REACH...

- Stroud - 5 miles*
- Kemble Railway Station - 10 miles*
- Cirencester - 12 miles*
- Cheltenham - 17 miles*
- Gloucester - 15 miles*
- Bath - 31 miles*
- Bristol - 34 miles*

Outside

A tarmac driveway offers parking for two cars and leads to an integral garage used to park a car and motorbike, has fitted cupboards and shelving. The majority of the garden lies to the rear of the property and is enclosed by a stone wall. Planted and landscaped by the current owner, the garden enjoys a variety of mature borders, where plants trees and shrubs offer interest and colour. Gravelled pathways and areas of lawn intersperse the borders. A limestone patio with pergola offers a pleasant seating area. A door leading to the front of the property from the kitchen offers further space for bins and extra storage as there is a shed by the side gate. There is also a mixer hot and cold tap by the door for use at the front of the house.

Situation

Positioned within the popular Manor Farm village development located on the edge of Chalford and Bussage. Its proximity to amenities make this location sought after with a variety of buyers. Facilities include Bussage Primary School, Thomas Keble Secondary School, Tesco Metro, Boots Pharmacy and Frithwood Doctors Surgery. As well as further Primary Schools in nearby Chalford Hill and Eastcombe. For further more comprehensive amenities Stroud is just 5 miles to the west and Cirencester 10 miles to the east. Both of which offer additional shopping opportunities, leisure facilities and schooling including Stroud High and Marling Grammar Schools. Situated at the convergence of the five valleys Stroud and its surrounding villages offer a plethora of picturesque country walks. Scenic routes radiate to the centres of Cheltenham and Gloucester whilst main line railway stations at both Stroud (5 miles) and Kemble (10 miles) provide a direct line to London Paddington.



Approximate Gross Internal Area = 118.5 sq m / 1275 sq ft
 Garage = 12.5 sq m / 134 sq ft
 Total = 131 sq m / 1409 sq ft
 (Including Void)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1055186)



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PrimeLocation.com Zoopla rightmove

Useful Information

Tenure: Freehold

Postcode: GL6 8FJ

Viewing: Strictly by appointment through Whitaker Seager.

Fixtures and Fittings: Only those items mentioned are included. All other items are specifically excluded, although some may be available by separate negotiation if required.

Local Authorities: Stroud District Council. Council Tax Band E and EPC rating C

Whitaker Seager wishes to inform prospective purchasers that these sales details have been prepared as a general guide. We have not carried out a survey or tested the services, appliances or fittings. Room sizes, areas and distances are approximate and rounded. As such measurements should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, fitted or not, can be removed by the vendor unless specifically itemised in these details. It should not be assumed that all the necessary planning and building regulation consents have been sought. Purchasers must satisfy themselves by inspecting the property and seeking professional advice.

