

for sale

£425,000



## Plot 52 Ben Grazebrooks Well Stroud GL5 1DL

Connells are delighted to release these spectacular new homes in Lansdown Rise, Stroud. A small and charming site with a selection of three and four bedroom homes, boasting far open views across the valleys. Contact us to arrange your viewing!

# Plot 52 Ben Grazebrooks Well Stroud GL5 1DL

## First Floor Accommodation

### Entrance Hall

Access to shower room and bedroom one. Staircase accessing ground floor and second floor accommodation

### Shower Room

Three piece suite comprising of Low Level WC, separate shower and pedestal wash hand basin with mixer taps. Extractor fan. Heated towel rail. Partially tiled to water sensitive areas. Heated towel rail.

### Bedroom One

11' 8" x 11' 1" ( 3.56m x 3.38m )

Double glazed window to the rear aspect. Fitted wardrobes. Access to ensuite.

## Ground Floor Accommodation

### Lounge/ Diner

17' 1" x 11' 4" ( 5.21m x 3.45m )

UPVC double glazed window to the rear aspect. UPVC double glazed french doors providing access to the garden. Radiator. Television point. Telephone point.

## Kitchen

11' 8" x 9' 5" ( 3.56m x 2.87m )

UPVC Double glazed window to the front aspect. Fully fitted kitchen with a range of base and wall mounted units comprising a selection of cupboards and drawers with work surfaces over. One and a half bowl stainless steel sink unit with mixer taps and splash backs. Integrated electric induction hob with cooker hood over. Integrated electric oven. Space and plumbing for a dishwasher. Space for fridge/freezer. Wall mounted gas central heating boiler.

## Utility Room

6' 2" x 5' 8" ( 1.88m x 1.73m )

Base units comprising of cupboards and drawers. Sink with drainer and mixer tap. Storage cupboard.

## Second Floor Accommodation

### Second Floor Landing

Access to three bedrooms and family bathroom.

### Bedroom Two

11' 8" x 8' 7" ( 3.56m x 2.62m )

UPVC Double glazed window to the front aspect. Built in wardrobes. Radiator. Access through to ensuite.



## Ensuite

Obscured UPVC Double glazed window to the rear aspect. Three piece suite comprising Low Level WC, Wash hand basin and separate shower cubicle. Tiling to all water sensitive areas. Heated towel rail.

## Bedroom Three

11' 8" x 8' 4" ( 3.56m x 2.54m )

UPVC Double glazed windows to the rear aspect. Radiator.

## Bedroom Four

11' 9" x 8' 4" ( 3.58m x 2.54m )

UPVC Double glazed windows to the rear aspect. Radiator.

## Bathroom

Three piece suite comprising panelled bath with mixer taps. Pedestal wash hand basin. Low level WC. Extractor fan. Heated towel rail. Part tiled to all water sensitive areas.

## Location

Brimming with independent shops, cafés and galleries and home to one of the best Farmers' Markets in the country, there are plenty of things to do in Stroud, described by Jasper Conran as 'the Covent Garden of the Cotswolds'. Stroud offers an eclectic mix of shops all set against the dramatic backdrop of the beautiful Five Valleys, just 90 minutes by train from London.

Well-known for its industrial heritage and as a centre for contemporary arts, a number of interesting landmark buildings contribute to the town's creative spirit and many writers, artists and craftspeople live in the five sweeping valleys encircling the town. An exciting programme of events and festivals in Stroud include the Select Festival (textiles) and month-long SITE Art Festival, where open-studio tours allow a glimpse into artists' homes and studios. Stroud Fringe brings the town alive in August with an array of free music events. The Cotswold Way runs through Stroud, popular with walkers. Rodborough, Minchinhampton and Selsley Commons overlook the town and are enjoyed by a mix of walkers, horse-riders, paragliders, and those looking for a locally-made Winstones ice-cream.

## Cornwell Construction Homes

Cornwell Construction Homes is a Cheltenham based family run business that specialise in building high quality bespoke developments. The business is a father and son team with over 40 years experience in building high specification, quality homes. The company prides itself of delivering the best possible product for their clients and are supplied with a choice of kitchen units and worktops, wall tiles and flooring. You can tailor your new home to your own specifications.

All of Cornwell Construction Homes are inspected by the NHBC to ensure the best standards; Cornwell Construction Homes will also provide you with a hand held pre-completion visit and continued after sales support.

## Agent Note

Illustrations shown are either computer generated impressions or photographs of previous showhomes and are indicative only. External details or finishes may vary on individual plots. Exact specification, window styles and whether a property is left or right handed may also differ from plot to plot. Dimensions shown in any text or plan are approximate sizes only and actual sizes may be different once constructed. Our sales staff can provide your with full details of each of our new homes and will tell you exactly what specification and choices are available Please do not hesitate to speak to a member of the sales team for this development to find out the full details. Viewing appointments are strictly by appointment only.

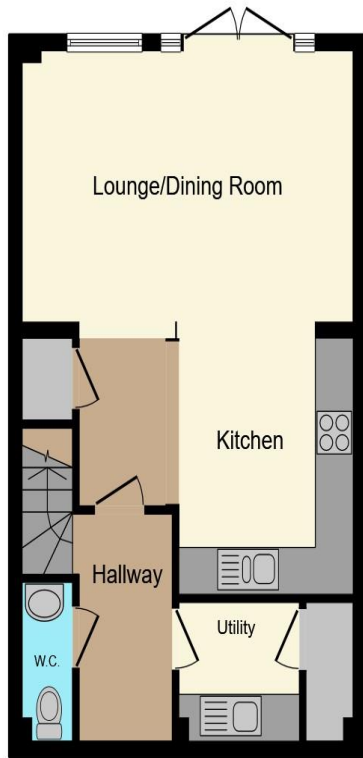
## Agent Note

Please note there is a £200 per annually for the maintenance of the surrounding areas.

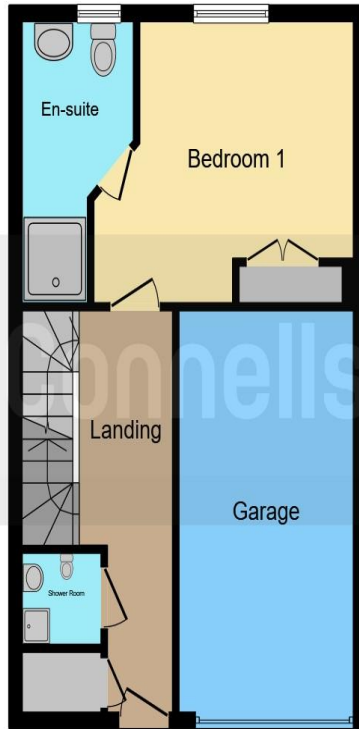




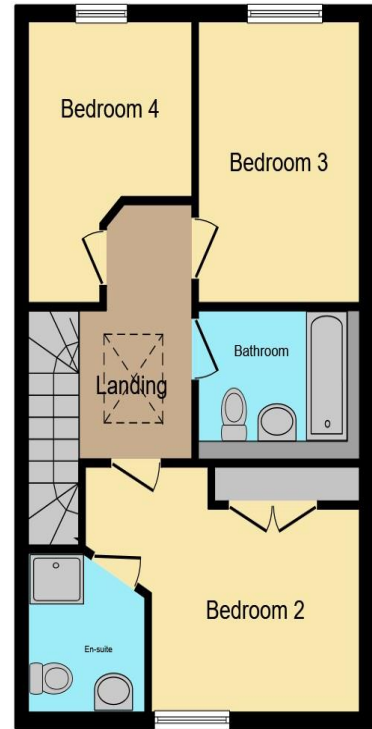




**Ground Floor**



**First Floor**



**Second Floor**

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To view this property please contact Connells on

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Property Ref: SDN312745 - 0008

**Tenure:** Freehold

**EPC Rating:** Exempt

**view this property online [connells.co.uk/Property/SDN312745](http://connells.co.uk/Property/SDN312745)**

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