

for sale

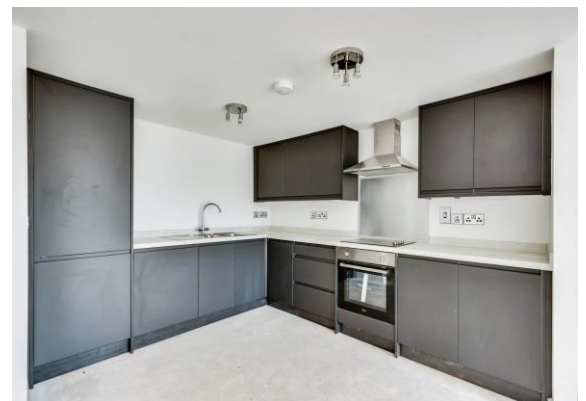
guide price **£410,000**



Ben Grazebrooks Well Stroud GL5 1DL

*****FINAL FEW PLOTS RELEASED*****

Introducing Plot 55. An impressive **FOUR** bedroom home boasting the most beautiful views across the Stroud Valley. Substantial living space over three floors making the perfect starter home and ideal for the growing family. **GARAGE!** Contact Connells today. 01793 708050



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Location

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.

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.

Lower Ground Floor 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)

Utility Room

Ground Floor Integral Garage

20' 5" x 9' 7" (6.22m x 2.92m)

Up and over door to the front

Bedroom One

11' 4" x 8' 7" (3.45m x 2.62m)

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

Shower Room

First Floor Accommodation

First Floor Landing

Access to three bedrooms and family bathroom.

Bedroom One

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.

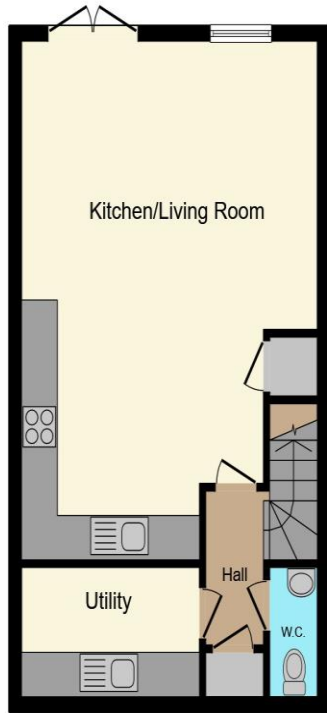
External Features Garden

Fenced boundaries. Patio. Muddled area.

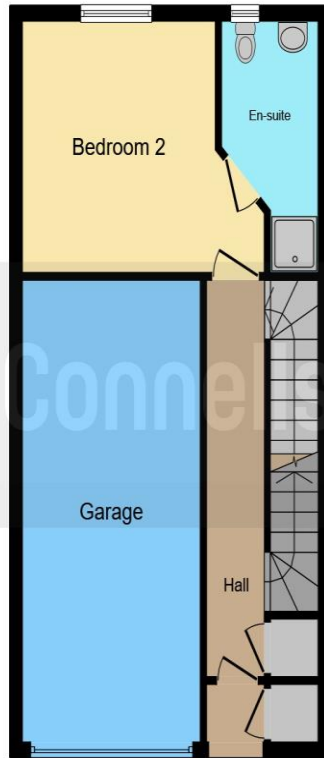
Parking

Driveway parking

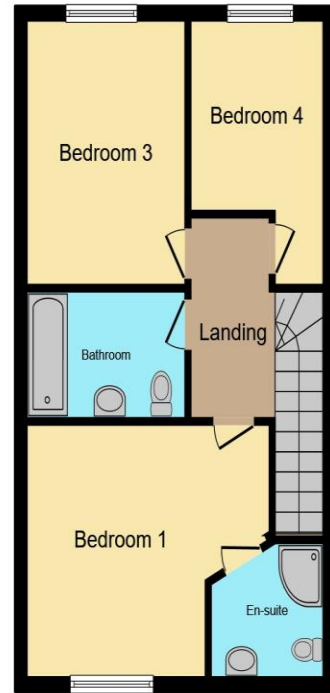




Lower Ground Floor



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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Unit B11 North Swindon District Centre Thamesdown Drive
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Property Ref: SDN313407 - 0005

Tenure: Freehold

EPC Rating: B

view this property online connells.co.uk/Property/SDN313407



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