

for sale

guide price **£425,000**



Ben Grazebrooks Well Stroud GL5 1DL

*****FINAL PLOTS RELEASED***
REGISTER YOUR INTEREST TODAY*****

Connells are delighted to bring for sale this prestigious brand new development - **LANSDOWN RISE**, located in Stroud, Gloucestershire. The properties boast far open views across the valleys. Prices from £410,000.



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Internal Features

First Floor Accommodation

Entrance Porch

Double glazed safety composite door to the front providing access in to the hallway. Light.

Entrance Hall

Accessed via the main front door. Stairs rising to the second floor accommodation. Additional stairs lowering to the ground floor accommodation. Access through to master bedroom. Cupboard housing boiler. Radiator.

Bedroom One

11' 7" x 12' 11" (3.53m x 3.94m)

Accessed from main hall way. UPVC double glazed window to the rear elevation. Built in double wardrobes, Radiator. Television point. Telephone point. Access through to en-suite.

En-Suite

UPVC double glazed window to the rear elevation. Suite comprising double shower cubicle. Pedestal wash hand basin & low level WC. Part tiled. Extractor fan. Heated towel rail.

Lower Ground Floor

From main hallway stairs. Hallway provides access through to Cloakroom, Utility Room & Living accommodation. Large storage cupboard.

Cloakroom

Suite comprising low level WC. Wash hand basin. Tiled splash backs.



Utility Room

Fitted base units with work surfaces over. Stainless steel one and a half bowl sink drainer. Space and plumbing for a washing machine. Space for a tumble drier. Splash tiling. Radiator.

Open Plan Living Accommodation

22' 10" x 16' 2" (6.96m x 4.93m)

Kitchen Area

10' 8" x 8' 8" (3.25m x 2.64m)

Kitchen comprising of wall and base units 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.

Lounge Area

16' 1" x 11' 2" (4.90m x 3.40m)

UPVC double glazed window to the rear aspect. UPVC double glazed french doors providing access to the garden. Radiator. Television point. Telephone point. Large under stairs storage cupboard.

Second Floor Accommodation

Second Floor Landing

Accessed via stairs from first floor. Access through to three further bedrooms and family bathroom.

Bedroom Two

11' 3" x 12' 7" (3.43m x 3.84m)

UPVC double glazed window to the front elevation. Built in double wardrobes. Radiator. Television point. Door to en-suite.

En-Suite

Suite comprising shower cubicle. Pedestal wash hand basin & low level WC. Part tiled. Extractor fan. Heated towel rail.

Bedroom Three

8' 3" x 11' 8" (2.51m x 3.56m)

UPVC double glazed window to the rear elevation. Radiator. Television point. Loft hatch.

Bedroom Four

7' 5" x 11' 7" (2.26m x 3.53m)

UPVC double glazed window to the rear elevation. Radiator. Television point.

Bathroom

Suite comprising panelled bath with mixer taps. Pedestal wash hand basin. Low level WC. Extractor fan. Heated towel rail. Part tiled.

External Features

Garage

9' x 17' 2" (2.74m x 5.23m)

Integral garage. Up and over door. Power & Light.

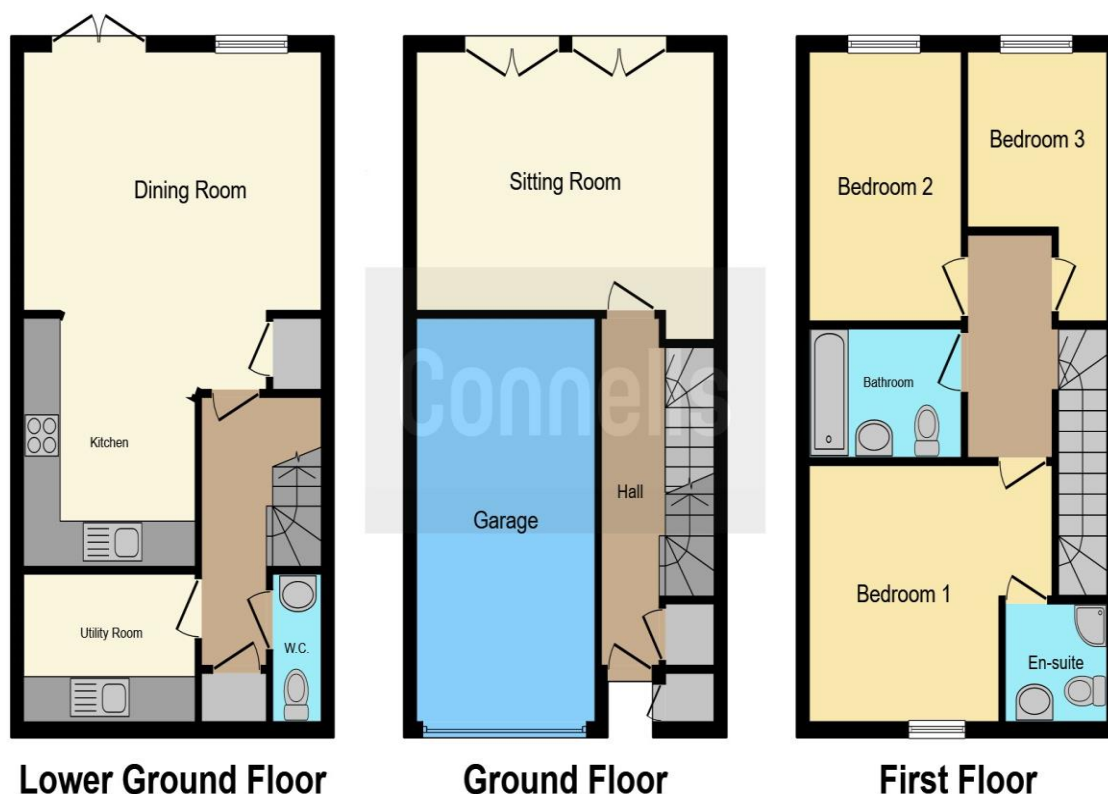
Rear Garden

Large slabbed area accessed from main lounge via french doors. Steps leading to further garden area. Enclosed by wooden panel fencing and low level brick wall.

Agents Note

Illustrations shown are computer generated impressions of how the property may look so are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specification, window styles and whether a property is left or right handed may differ from plot to plot. Dimensions shown in any text or plan are approximate sizes only and actual sizes may be different once constructed.





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

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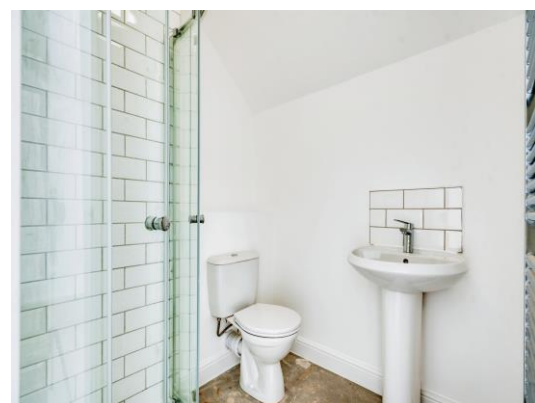
Unit B11 North Swindon District Centre Thamesdown Drive
 SWINDON SN25 4AN

Property Ref: SDN313531 - 0002

Tenure: Freehold

EPC Rating: B

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