4 Barcelona Drive · Minchinhampton

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4 Barcelona Drive
Minchinhampton
Stroud
GL6 9DS

A spacious family home in a quiet and popular development moment from both Minchinhampton High Street and National Trust Common

BEDROOMS: 4
BATHROOMS: 2
RECEPTION ROOMS: 2

GUIDE PRICE £550,000

FEATURES

- Offered Chain Free
- South Facing Level Garden
- Conservatory Extension
- Attached Garage
- Off Street Parking
- Quiet Location
- Moments from National Trust Common
- Walking distance to all Local Amenities
- Easy Access to Nailsworth & Stroud

DESCRIPTION

4 Barcelona Drive is a mid-terrace modern family home on a small, private and quiet development of 34 properties.

The well proportioned and practical accommodation is arranged over two floors.

On the ground floor the sitting room and guest WC are located at the front of the property off the central hallway. This in turn leads through to a large open plan kitchen/dining room with double doors to the conservatory beyond. Filled with natural light these rooms offer flexible entertaining spaces overlooking the south-facing garden.

On the first floor are three good sized double bedrooms with the principal bedroom benefiting from an en-suite shower room and dressing area with built in storage. There is an additional smaller forth bedroom and separate family bathroom.

The rear garden is accessed from double doors leading out from the side of the conservatory to a patio area and level lawn beyond.

The attached garage has both front and rear access. At the front, a traditional garage door and at the rear a modern roller door. This offers access from the front of the house to the rear garden. There is also a useful shed and an off-street parking space directly in front of the garage.

DIRECTIONS

From our Minchinhampton Office proceed along West End, into Windmill Road. Pass Dr Brown's Road and take the next right over the cattle grid into Ricardo Road, turning immediately right into Barcelona Drive. Number 4 can then be found on your right hand side.

LOCATION

Barcelona Drive is an exclusive development of houses and cottages on the west side of Minchinhampton, off Windmill Road and Ricardo Road.

Minchinhampton is a delightful market town with excellent amenities and a strong sense of community. Centred around a charming market square, the town benefits from a general store, butcher, chemist, several coffee shops and a popular gastro pub (The Crown). There is also a new purpose built doctors' surgery.

Minchinhampton Common is a two minute walk from the property, offering over 650 acres of National Trust common land, providing a wonderful source of walks or cycle rides, as well as hosting a popular golf course.

The larger market towns of Nailsworth and Stroud are within easy reach. Nailsworth offers free parking with a small supermarket and a broad range of independent retailers.

Nearby Stroud has a wide range of retail outlets and amenities including a Waitrose plus several other leading supermarkets, cinema, leisure centre and a renowned Saturday farmers market

Regular services run from Stroud mainline station into London Paddington, circa 90 minutes.

4 Barcelona Drive, Minchinhampton, Gloucestershire

Approximate IPMS2 Floor Area

House	134 sq metres / 1442 sq feet
Workshop	7 sq metres / 75 sq feet
Garage	16 sq metres / 172 sq feet
Total	157 sq metres / 1689 sq feet

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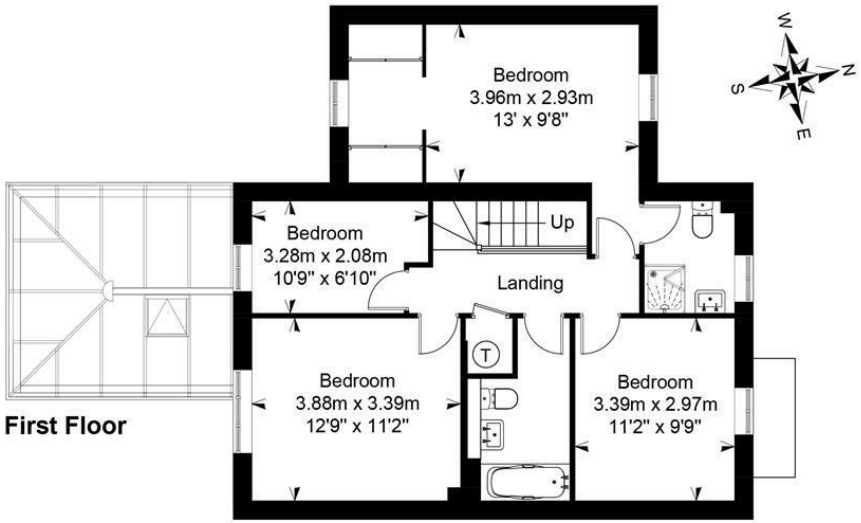
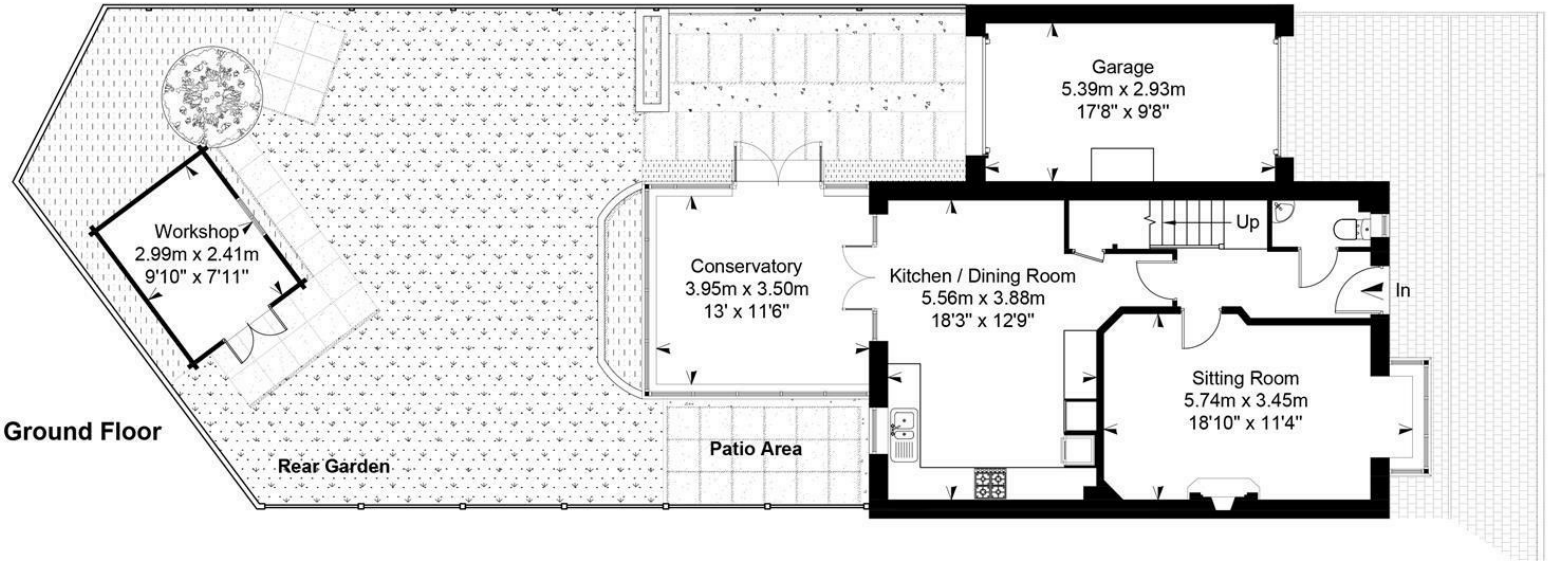
07890 327 241
Job No SP3982
This plan is for identification and guidance purposes only.
Drawn in accordance with R.I.C.S guidelines.
Not to scale unless specified.
IPMS = International Property Measurement Standard

Outbuildings
Not Shown In Actual Location Or Orientation



First Floor



Ground Floor

SUBJECT TO CONTRACT

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Mayfair
0870 112 7099
info@mayfairoffice.co.uk
41-43 Maddox Street, London W1S 2PD

TENURE
Freehold

EPC
C

SERVICES
All mains services are believed to be connected, Gas CH. Stroud District Council Tax Band E £2,867.10. Ofcom checker Broadband: Standard 5 Mbps, Ultrafast 1000 Mbps. Mobile: EE. Three, O2 & Vodafone outdoor

For more information or to book a viewing please call our Minchinhampton office on 01453 886334