

# HUNTERS<sup>®</sup>

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## Middlecroft, Millend Lane

Eastington, Stonehouse, GL10 3SG

Asking Price £460,000



Council Tax: D



# Middlecroft Millend Lane

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## Description

Floor plan & EPC On Order. Hunters Estate Agents in Stroud are delighted to present this much-extended 4-bedroom semi-detached home, tucked away within a small cul-de-sac in the popular village of Eastington. The property offers an impressive amount of space, making it an excellent opportunity for a growing family seeking generous accommodation and practical features. One of the standout advantages is the substantial carport, garage and workshop arrangement, ideal for vehicle enthusiasts or anyone needing additional storage or hobby space. The measurements include a 21'0" x 8'6" garage a 34'8" x 9'4" (reducing to 6'6") carport/utility and an 8'6" x 8'4" workshop, providing exceptional versatility. Internally, the layout flows well, with a large kitchen opening into a spacious dining room, which in turn connects seamlessly to the sitting room, creating an excellent social and family-friendly environment. A downstairs shower room with WC adds convenience, while the first floor offers a family bathroom alongside the four bedrooms. Although the property would benefit from some updating, the scale, layout and potential on offer make it a compelling prospect for buyers looking to put their own stamp on a substantial home in a convenience cul-de-sac within minutes drive of the M5 junction 13.

## Amenities

Eastington benefits from a thriving village Co-operative store, primary school, two public houses, a butcher, 2 hair salons and the village hall. Eastington is easily accessible to junction 13 M5 and Stonehouse which has comprehensive shopping and leisure amenities as well as a main line railway link to London Paddington, Cheltenham and Gloucester. Meanwhile a good range of educational needs are satisfied with secondary education available in nearby Stonehouse. The Marling Grammar School for boys and the Stroud High School for girls are both found in Stroud while Wycliffe College offers private education and is found in Stonehouse.

## Hallway

Staircase to the first floor, cupboard housing the gas fired boiler with additional storage around, consumer unit, water filter, double glazed front door with glass panel along side, coving.

## Shower Room/WC

Incorporating a shower cubicle, wash basin to vanity storage, WC, tiled floor, ceiling hatch. The shower area is accessed to via a small lobby area with double glazed window to the front, radiator and coats are cupboard.

## Kitchen

20'0" x 9'3" (6.10m x 2.82m)

A large room with a selection of wall and base units with worktops over. Double glazed window to the front, side door with cat/small dog flap into carport area, one and a half bowl stainless steel sink, space for freezer and refrigerator, built-in double oven and a five ring gas hob. There are additional spaces for other appliances under the counter.

## Sitting Room

13'7" x 10'8" (4.14m x 3.25m)

Decorative stone surround and a mantel, under stairs storage carpet, coving, recessed lighting and a wide opening connecting into the dining room.

## Dining Room

18'6" x 11'4" (5.64m x 3.45m)

Recessed lighting, coving, radiator, double doors leading into the kitchen and two sets of patio doors into the garden.

## Landing

Window, radiator, large loft hatch into loft area.

## Bedroom 1

12'8" x 10'8" max reducing to 9'0" (3.86m x 3.25m max reducing to 2.74m )

Range of fitted wardrobes, radiator, double glazed window to the rear with a distant view over the rooftops.

## Bedroom 2

12'4" 8'9" (3.76m 2.67m)

Radiator, double glazed window to the rear with distant views.

## Bedroom 3

10'8" x 6'8" (3.25m x 2.03m )

Double glazed window to the side, radiator.

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## Bedroom 4

8'7" x 6'8" (2.62m x 2.03m)

Double glazed window to the front, radiator.

## Bathroom

The bathroom comprises a bath with electric shower over, WC, wash basin to vanity storage, radiator, tiled flooring and walls, large mirror, window to the front.

## Outside

### Driveway Parking

To the front there is parking on the driveway for 3 to 4 cars side-by-side.

### Rear Garden

Adjacent to the property is a patio area which extends to a wide paved area running alongside the garage and the workshop adjoining the rear of the garage. There are doors into both the garage and workshop from the garden and gate into the carport. There is a grassed area leading to a summer house with a large wooden shed with lights and power along side.

### Car Port /Utility Area Leading To Garage

Garage 21'0" x 8'6". Car port 34'8" x 9'4" reducing to 6'6" Workshop 8'6" x 8'4" Approached through tall hung wooden doors from the driveway is this extensive area leading to the garage which is set back within the rear garden. There is access to a small loft area, window to the side, Attic area with

sink, space and plumbing for a washing machine with tumble dryer space also. There is space for other appliances, roof lights, door into the rear garden and up and over door into the garage. Garage also has attic space, storage cupboards and work benches, light and power, consumer unit and side door into the garden. Behind the Garage integral is a useful workshop to the rear with large opening into the attic area above which connects with the garage attic. There is also light in power in the workshop.

## Tenure

Freehold

## Council Tax Band D

## Hunters Stroud Win GOLD Again

We are pleased to announce HUNTERS STROUD won the GOLD award AGAIN at the BRITISH PROPERTY AWARDS this year 2025, so that's 4 out of 5 years! if you would like to know the value of your own home & how we are different from our competitors, call us on 01453 764912 or email us at [stroud@hunters.com](mailto:stroud@hunters.com) for a free valuation.

## Social Media

Like and share our Facebook page (@HuntersStroud) & Instagram Page (@hunterseastroud) to see our new properties, useful tips and advice on selling/purchasing your home.



## Road Map



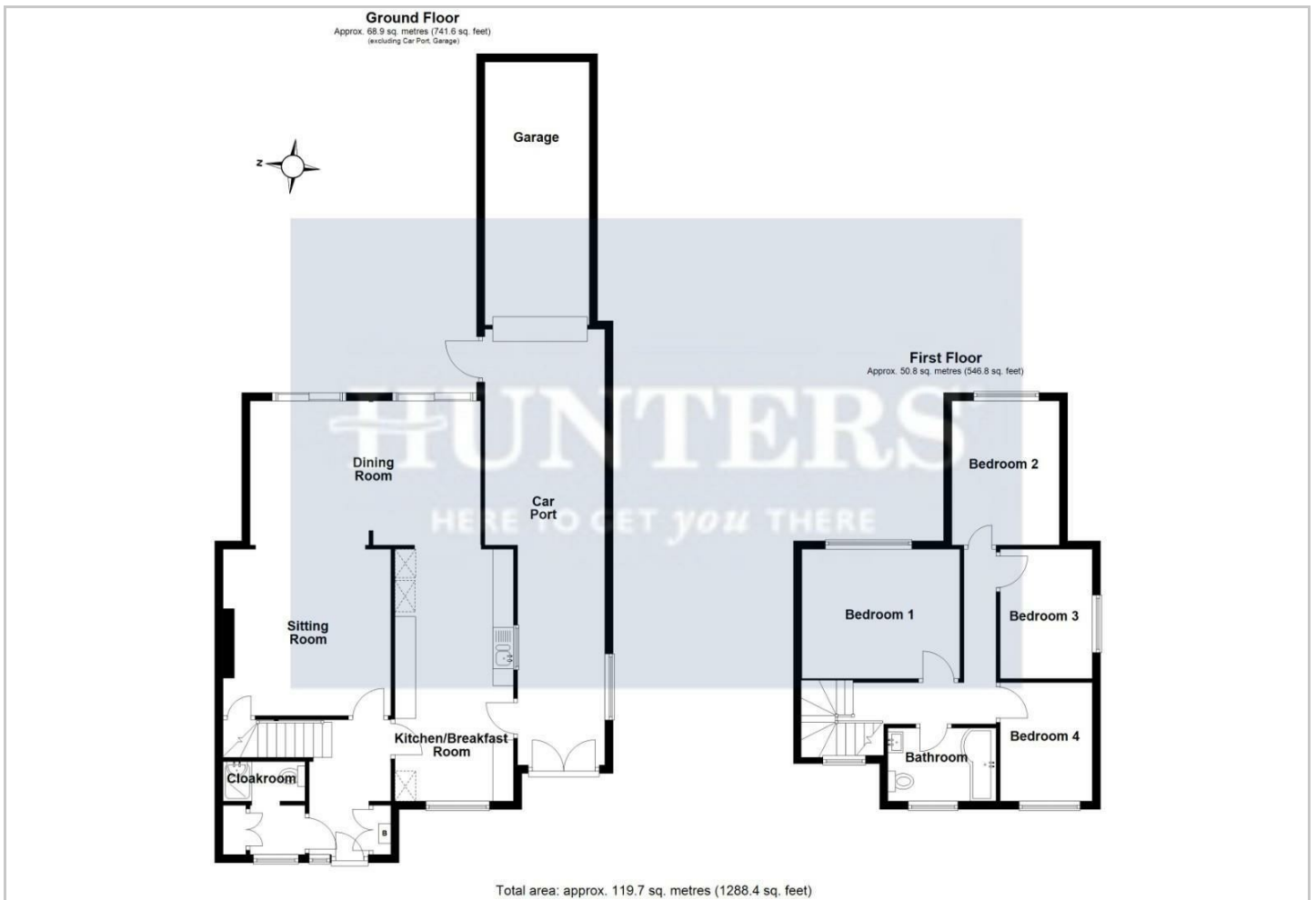
## Hybrid Map



## Terrain Map



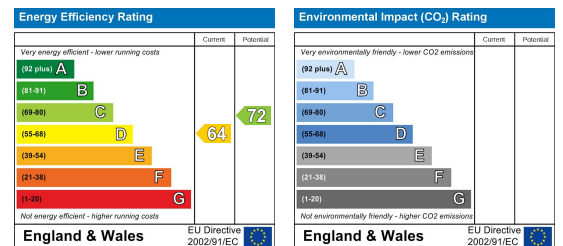
## Floor Plan



## Viewing

Please contact our Hunters Stroud Office on 01453 764912 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.