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Budding Road, Eastington, Stonehouse,
GL10 3BN

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£385,000

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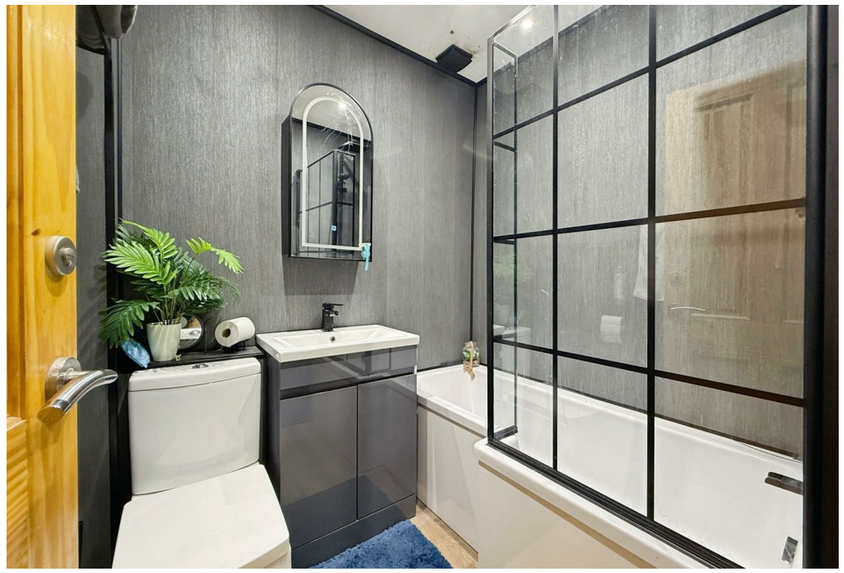
This extended 5-bedroom end of terrace home which is located towards the end of a quiet cul-de-sac, is ideally placed for commuting into Stroud and within easy access of the M5 junction 13 which gives access to Bristol, Cheltenham and Gloucester. An impressive level of accommodation can be found which is spread over the 2 floors. Available with no onward chain, it provides an excellent opportunity for buyers seeking a spacious home they can move into without delay. The ground floor has been thoughtfully reconfigured to create versatile living spaces. A living/ reception room connects with a good sized kitchen/dining room offering flexibility for family life. A flexible area between the living room and the kitchen provides a second flexible downstairs area. A convenient downstairs W.C. completes the ground floor layout. Upstairs, the property continues to impress with 5 well-proportioned bedrooms. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a family bathroom, ensuring comfortable accommodation across the first floor.
To the rear, front and rear gardens, offering low maintenance outdoor space. Also, vehicular access leads to a garage providing secure parking and valuable additional storage. The property is located within the catchment area for Eastington Primary School which has a good ofsted report. Stonehouse town is close by and provides many useful shops and amenities, and a train Station which has a mainline to London Paddington.



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.

Porch
UPVC double glaze front door, double glazed window, solar controls with a 6.5 kW battery. Radiator, single glazed door to the inner hallway.

Inner Hall
Radiator, staircase, opening into the living room and doorway to living room.

Living Room
Two radiators, double glazed window, ceiling fan, recessed lights, doorway with walk-through lead leading to the kitchen dining room. Door to small lobby leading into the WC.

WC
Automatic light, fully tiled walls and flooring with electric underfloor heating. Wash basin, WC, extractor, recessed lights and coving.

Study or Potential 2nd Utility Room
Potential to have as a further utility, wall mounted Gas fired boiler. This room has been used as an office in the past.

Kitchen Dining Room
A selection of gloss white wall and base units with marble worktops and matching breakfast bar. Built in appliances to include an electric double oven and grill, ceramic hob, extractor. Integrated dishwasher, 1 1/2 bowl ceramic sink. Double glazed a window, porcelain tiled floor flooring with underfloor heating and opening into the current utility room.

Utility Room
A selection of storage cupboards and wall units, plumbing for washing machine and space for tumble dryer, plumbing for an American style fridge freezer and door to rear lobby.

Rear Lobby
Door to garden, recessed lighting.

Landing
Exposed floorboards, radiator, coving, recessed lighting, loft hatch. Deep linen/storage cupboard.

Family Bathroom
A white suite comprising a WC, wash basin to storage unit, panel bath with shower over, heated towel rail.

Bedroom 1
Double glazed tilt and turn window to the front, built-in fitted wardrobes and drawers with bulkhead cupboards over the bed recess. Recessed lighting, radiator.

Ensuite
Comprising a wash basin with storage, heated towel rail, shower cubicle, extractor, fully tiled walling.

Bedroom 2
Built-in cupboard. Double glazed window. This room is alongside the main bedroom and could make a dressing room to the master bedroom.

Bedroom 3
Double glazed tilt and turn window, radiator.

Bedroom 4
Double glaze tilt and turn window to the rear, radiator.

Bedroom 5
Double glazed tilt and turn window to the rear, radiator.

Outside

Front Garden
Laid to stones with pathway to door

Rear Garden
An enclosed garden with corner stone built water feature. Circular patio with pathway leading to a metal gate. There is lockable storage to one side for bikes/additional storage. Outside PowerPoint and cold water tap.

Tenure
Freehold

Garage & Driveway
A detached Garage with electric roller door, personal door into rear garden, eaves full storage, light and power. additional parking space next to garage.

Council Tax Band B

Tenure: Freehold
Council Tax Band: B

Budding Road, Stonehouse

Ground Floor First Floor

Total floor area: 115.0 sq.m. (1,238 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io

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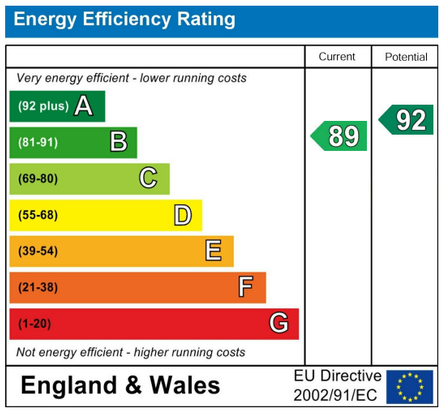
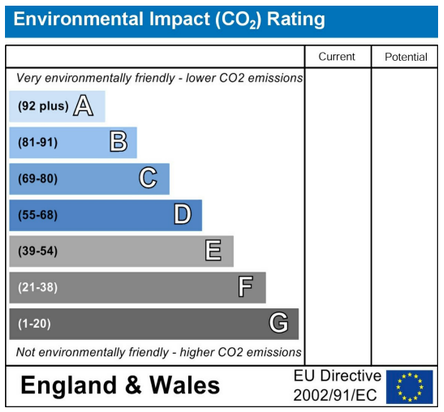
- End Terraced With 5 Bedrooms
- Extended Accommodation
- Detached Brick Garage To The Rear
- Solar Panels With A 6.5KW Battery Store
- No Chain
- Master Bedroom With Ensuite
- Underfloor Heating To The Kitchen & Utility
- 15'9" x 11'3" Kitchen Dining Room
- 16 ft x 15ft Living Room





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.

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