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Sycamore Grove, Chalford Hill, Stroud | £365,000
Call us today on 01453 764912















Energy rating and score

This property's energy rating is B. It has the potential to be A.

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

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Offered to the market with no onward chain, Hunters Estate Agents are delighted to present this modern three-bedroom semi-detached family home, built in 2022 and situated within the peaceful cul-de-sac development of Sycamore Grove. The property benefits from approximately six years remaining on its NHBC warranty and offers well-presented accommodation ideal for modern family living.

The ground floor comprises an entrance hall, convenient cloakroom, comfortable sitting room and a spacious kitchen/dining room, providing an ideal space for everyday living and entertaining. Upstairs, the first floor features a principal bedroom with en-suite shower room, two further bedrooms and a family bathroom. Externally, the property boasts a good-sized rear garden, complete with a useful workshop, while off-street parking is available for two vehicles.

This modern family home offers an excellent opportunity for buyers seeking a well-appointed property in a peaceful residential setting, with the added benefit of no onward chain.

SITUATION
Chalford Hill offers an excellent range of local amenities, including a popular community-run village shop, just a short stroll away via the renowned Donkey Trails that wind down into the valley. The village also benefits from a Tesco Express, a doctor's surgery, and a well-regarded primary school, with convenient access to the highly sought-after Thomas Keble School. The surrounding area is ideal for those who enjoy the outdoors, with scenic countryside walks, recreation grounds, and traditional country inns all within easy reach. Chalford Hill has a strong sense of community, making it an attractive place to live for families and professionals alike. For a wider selection of shopping, dining, and leisure facilities, the nearby market towns of Stroud and Cirencester are easily accessible. Stroud also offers a mainline rail service to London Paddington, making it an excellent choice for commuters. The recent introduction of high-speed broadband throughout the village further enhances its appeal, providing reliable connectivity for home working.

ENTRANCE HALL
UPVC double glazed entrance door, radiator and stairs to first floor.

CLOAKROOM
Low level WC, wash basin with mixer tap, splashback tiling, extractor dan, radiator and a UPVC double glazed & frosted window to front.

SITTING ROOM
11'9" x 16'3"
UPVC double glazed window to front and a radiator.

KITCHEN/DINING ROOM
14'11" x 9'4"
Good range of wall, floor & drawer kitchen units, roll-top work surface, drainer stainless steel sink with mixer tap, built-in oven & gas hob, space for washing machine, dishwasher & fridge/freezer, extractor fan, understairs storage cupboard, UPVC double glazed window & french door to rear and cupboard containing combination boiler.

FIRST FLOOR LANDING
Storage cupboard, radiator and access to the loft space. The loft space has lighting, insulated and part-boarded.

BEDROOM ONE
8'1" x 11'10"
UPVC double glazed window to front and a radiator.

EN-SUITE
Low level WC, wash basin with mixer tap, shower cubicle, shower off mains, heated towel rail, splashback tiling and extractor fan.

BEDROOM TWO
8'1" x 10'3"
UPVC double glazed window to rear and a radiator.

BEDROOM THREE
6'6"x 8'3"
UPVC double glazed window to front and and a radiator.

BATHROOM
Low level WC, pedestal wash basin with mixer tap, panelled bath with shower hose, splashback tiling, heated towel rail, shaver point and a extractor fan.

EXTERIOR
The rear garden has an initial patio area with steps leading to the lawn. Further benefits include decking area, bedding areas with planting, fence borders, outside power, outside tap, outside lighting, UPVC double glazed french doors to workshop and gated side access to driveway & front.

The front garden has a storm porch, outside light and bedding areas with planting.

WORKSHOP
8'6" x 13'11"
Power, lighting and UPVC double glazed french doors to garden.

OFF-STREET PARKING
Driveway parking down the side of the property for two vehicles.

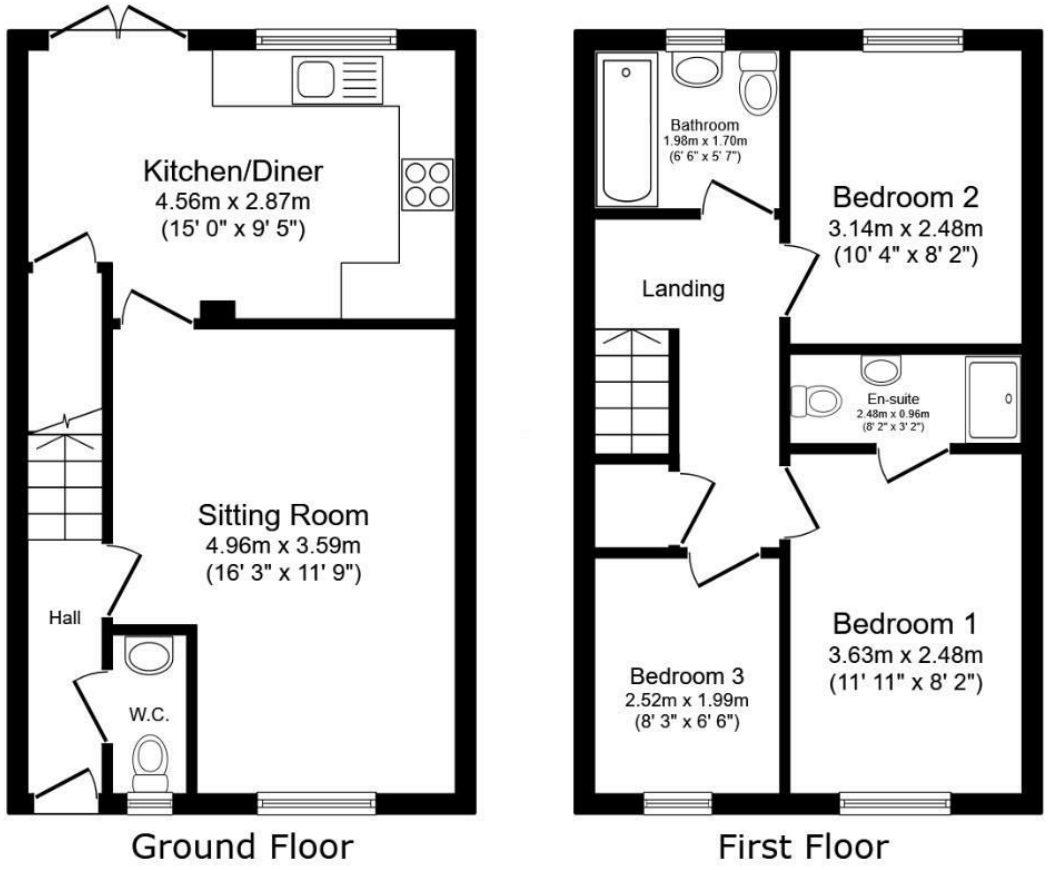
TENURE/MANAGEMENT FEEES
The Property is Freehold. The management fees are approx. £10.52 per month.

COUNCIL TAX BAND
The Council Tax band is C.

AML CHECKS
Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. A fee will be charged for each individual AML check conducted’

SOCIAL MEDIA
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Sycamore Grove, Stroud



Total floor area: 72.3 sq.m. (778 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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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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