HUNTERS®

HERE TO GET *you* THERE

Westrip Lane

Stroud, GL5 4PL

Guide Price £465,500

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Council Tax: D

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GOLD WINNERS AT BRITISH PROPERTY AWARDS

We are pleased to announce HUNTERS STROUD won the GOLD award AGAIN at the BRITISH PROPERTY AWARDS this year! So if 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 for a free valuation.

DESCRIPTION

Hunters are pleased to offer this extended 4 bedroom detached family home which has been lived in by the owners since new for some 42 years. Located on the corner of Foxmoor Lane, looking out onto open countryside, there is a sense of space surrounding. The property benefits from gardens to 3 sides of property and incorporates parking for at least two cars one on the drive and one in front of the single garage. Internally the property comprises: To the ground floor, an entrance porch which leads to a dining room and in turn leads to the sitting room, inner hallway, kitchen and breakfast room. Not forgetting the utility and cloakroom to the rear. To the first floor, a landing leads to the master bedroom with ensuite cloakroom and shower. There are also three further bedrooms and the main family bathroom. viewings are by appointment only.

AMENITIES

The property is located siding open countryside within a short drive to the popular Stroudwater canal, local parks and independent coffee shops, Co-op, chemist, post office, cash point, and pre-school day nursery. There are a number of good and outstanding secondary schools including Marling grammar school for boys and Stroud High School for girls. Further leisure and shopping facilities can be found in Stroud along with a mainline link to London Paddington as well as to Cheltenham and Gloucester in the other direction.

DIRECTIONS

The house is easily found on the corner of Westrip Lane where it meets with Foxmoor Lane & Hunters Way.

ENTRANCE PORCH

Tiled floor, double glazed front door, coving, door to dining room.

DINING ROOM

11'7" > 7'7" x 11'6" > 8'1" (3.53m > 2.31m x 3.51m > 2.46m)
Radiator, dado rail, double glazed window to the front garden and to the side looking onto open countryside.

SITTING ROOM

20'1" x 11'3" (6.12m x 3.43m)
Double glazed window to the front, double radiator, pebble effect electric fire to wooden mantle, coving, door to the inner hallway.

INNER HALLWAY

Staircase to the first floor with cupboard beneath, double glazed window over staircase, radiator. Doors to.....

UTILITY ROOM

9'0" > 3'4" x 7'4" > 3'8" (2.74m > 1.02m x 2.24m > 1.12m)
With stainless steel sink set to a base unit, plumbing for washing machine, radiator, door to the rear garden. Door to cloakroom.

CLOAKROOM

Wash basin with tile splashback in, WC, tiled floor, frosted double glazed window, radiator.

KITCHEN

11'4" x 10'7" (3.45m x 3.23m)
Comprising a selection of cream wall and base units with worktops over, built-in electric double oven and grill with ceramic hob, stainless steel extractor, wall mounted gas fired boiler, capped off gas point, wine rack, and display cabinets, plumbing for dishwasher, 1 1/2 bowl stainless steel sink unit, double radiator, double glazed window to the rear garden, laminate flooring, arched opening to breakfast room.

BREAKFAST ROOM

10'7" x 6'9" (3.23m x 2.06m)
Double glazed window, radiator, coving, laminate flooring, arched opening to kitchen.

FIRST FLOOR LANDING

The first floor is approach to via a dog-leg staircase, double glazed window over the staircase to countryside, doors to bedrooms and bathroom.

MASTER BEDROOM
11'6" x 10'7" (3.51m x 3.23m)
Double glazed window to the rear garden, radiator, shower cubicle with Mira shower, door to ensuite cloakroom.

ENSUITE CLOAKROOM
A white suite comprising a WC, wash basin, extractor.

BEDROOM 2
11'3" x 10'4" (3.43m x 3.15m)
Double glazed window to the front, radiator, not measured into the door recess.

BEDROOM 3
11'3" x 9'4" (3.43m x 2.84m)
Double glazed window to the front, radiator.

BEDROOM 4
9'0" x 7'5" (2.74m x 2.26m)
Double glazed window to rear, radiator.

FAMILY BATHROOM
9'5"max x 6'9" max (2.87mmax x 2.06m max)
A white suite comprises a close couple WC, pedestal basin, panelled bath with mixer, tap, and shower, handset, white ladder rail, obscure double glazed window, linen cupboard.

OUTSIDE

GARDENS
Located to the front of the property is an area of garden, which incorporates a driveway with shrubs and plants and a picket style fence and gate opening to an area which is laid to lawn with gate to the pavement and gateway to the side area of garden. The side garden is laid to lawn with mature trees and shrubs, countryside views and access to the rear garden. The rear garden is laid to paving and grass with shed to the rear of the garage, door to garage and gates leading to the side garden with the tap close by.

GARAGE & PARKING
17'2" x 8'2" (5.23m x 2.49m)
Up and over door, door to rear garden, window, power and light. There are 2 areas to park, there is space for 1 car in front of the garage and another space on the stone driveway to the front of the house. The driveway up to the end of the garage is owned with the property, the continued driveway beyond is the responsibility of the neighbour.

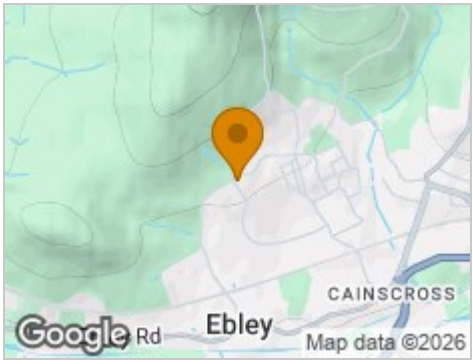
FACEBOOK
Like & share our Facebook page to see our new properties, useful tips and advice on selling/purchasing your home, Visit @HuntersStroud.

TENURE & TAX BAND
The tenure is Freehold. The council tax band is band Cainscross Parish Band D.

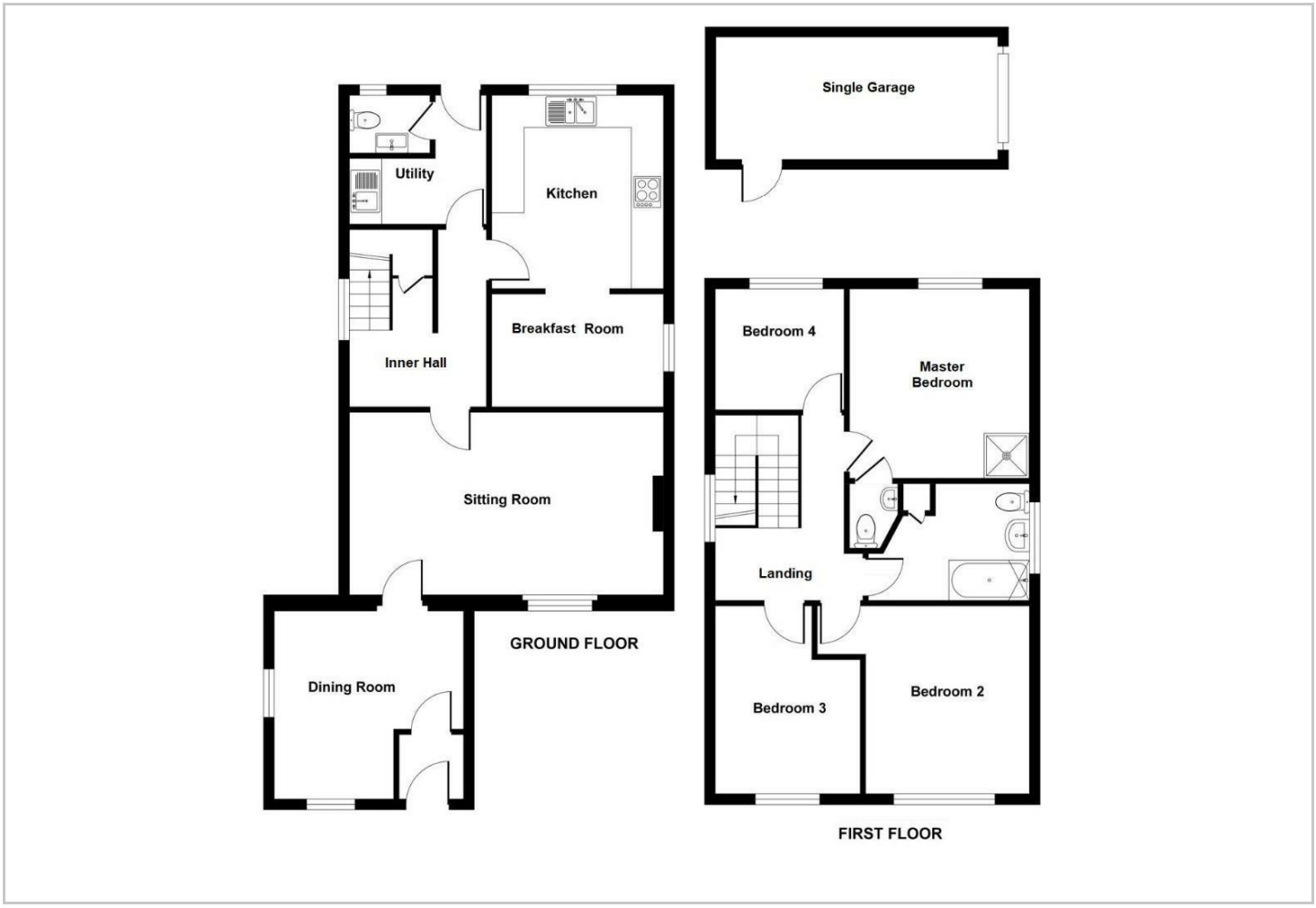
Road Map

Hybrid Map

Terrain Map



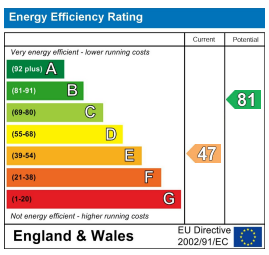
Floor Plan

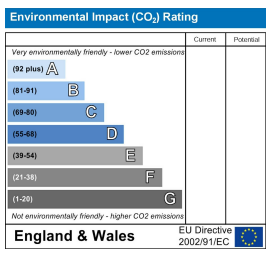


Viewing

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.

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