

HUNTERS[®]

HERE TO GET *you* THERE



Hill Close

Stroud, GL5 3PG

Asking Price £369,950



Council Tax: C



1 Hill Close

Stroud, GL5 3PG

Asking Price £369,950



Description

Hunters Stroud are delighted to present this extended 3-bedroom semi-detached home, complete with its own single garage and adjacent driveway, offering both convenience and versatility. The property has been thoughtfully extended to the rear and side, creating an impressive amount of flexible living space, including a bright conservatory with a pleasant double aspect. The ground floor comprises an entrance hall, a sitting room featuring a log burner, an extended kitchen-dining room ideal for family living, the aforementioned conservatory, a useful utility room and a downstairs WC. Upstairs, the accommodation includes a master bedroom with fitted wardrobes, two further bedrooms and a family bathroom. Enjoying an elevated position, this home benefits from distant views over rooftops and gardens to both the front and rear. An additional terrace at the front of the property provides a lovely spot to sit and take in the outlook, making this a home that combines practical living with feature views. This well thought out extended property offers generous accommodation throughout and is perfectly suited to a range of buyers whether downsizing or wanting something a little bigger.

Amenities

The historic town of Stroud and meeting point of the 5 valleys is a well-known centre for arts and crafts as well as its weekly Farmers Market just along from our office. Stroud is served by 3 major supermarkets - Waitrose, Sainsburys & Tesco and has state Grammar Schools, for boys and girls, and Archway School, a mixed sex Comprehensive Secondary School. Nearby are several Independent Schools such as Beaudesert Park School in Minchinhampton, Wycliffe College in Stonehouse and the prestigious Cheltenham College and Cheltenham Ladies College are approximately 30 minutes away. There are also some great primary schools including Uplands Primary School which is in Stroud, Rodborough Common Primary school and Minchinhampton Primary School both within a short drive from the property. Stroud has good transport links with London Paddington only 90 minutes (approx.) by train and Bath and Bristol circa 45 minutes by car. The M5 and M4 links take you East, West, North and South, ideal for commuters and those family weekends away

Directions

Hill Close, Lightpill is found just off of the A46 Bath road. Turn left after Aldi into Kitesnest lane, then left into Hill Close, the house is up at the top on the left.

Porch

Double glazed window to the front, Door into hallway.

Hallway

Staircase with under stairs cupboard, radiator, cupboard with electrics in.

Kitchen Dining Room

A selection of wall and base units with wooden worktops over, single drainer stainless steel sink, double glazed window, integrated appliances to include a dishwasher, 5 ring gas hob, electric oven, kick board mounted heater, fridge freezer. Under cupboard lighting, patio door to the side conservatory.

Sitting Room

Double glazed bay window to the front, wood burner to a stones around and Slate hearth, double glazed patio door to the garden, wall lights.

Sun Room/Conservatory

Very useful addition to the property with doors and windows. Doors lead to the front and rear gardens. Travertine tiled flooring, electric underfloor heating, two heated towel rails.

Utility

Shaker style wall and base units, plumbing for washing machine, double glazed window, tiled floor, double radiator and door to the WC.

WC

Encased cistern WC, wash basin into vanity storage unit, opaque double glazed window, tiled floor.

Landing

Access to loft via a pull down ladder with light and some boarding. Doors lead to the bedrooms and bathroom.

Bedroom 1

A range of fitted wardrobes, wide double glazed bay window with wonderful view, radiator, cupboard housing a new gas

Tel: 01453 764912

fired combination boiler which has been recently fitted within the year.

Bedroom 2

Double glazed window, radiator, fitted double wardrobe and additional wardrobe alongside.

Bedroom 3

Double glazed window to the rear, double radiator.

Bathroom

Comprising a white suite to include: A WC, pedestal wash basin, panelled bath with electric shower over, heated towel rail, fully tiled walls, opaque double glazed window.

Outside

Front Garden

The house is elevated set behind a tall hedge with a variety of shrubs and an area laid to slate chippings. There is also a log store. Accessed via a gate with steps leading to the house and onto a terraced area where you can sit and soak up the view.

Rear Garden

A tiered garden with patio adjacent to the house and outside tap. Steps lead up to a top grassed area with slate bed and a pathway continuing to the shed.

Garage & Driveway

16'0" x 10'0" (4.88m x 3.05m)

Up and over door, light and power. Further parking on the driveway in front for one car.

Council Tax Band C

Tenure

Freehold

Hunters Stroud Win GOLD Again

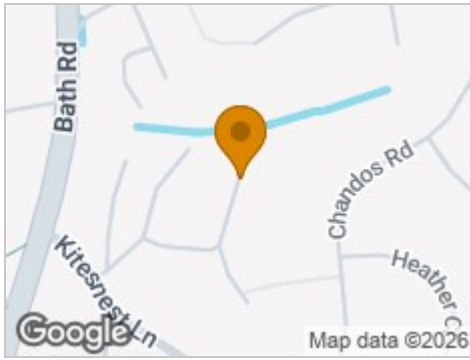
We are pleased to announce Hunters Estate Agents in Stroud have won the GOLD award at the British Property Awards 2025. We also won the award in 2024, 2023 and 2021. So if you would like to know the value of your own home & how we are different from our competitors, call us on 01453 764912 or email us at stroud@hunters.com 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.



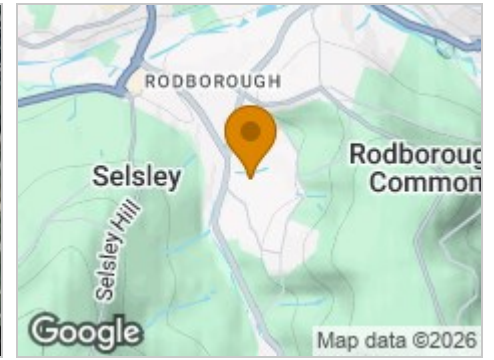
Road Map



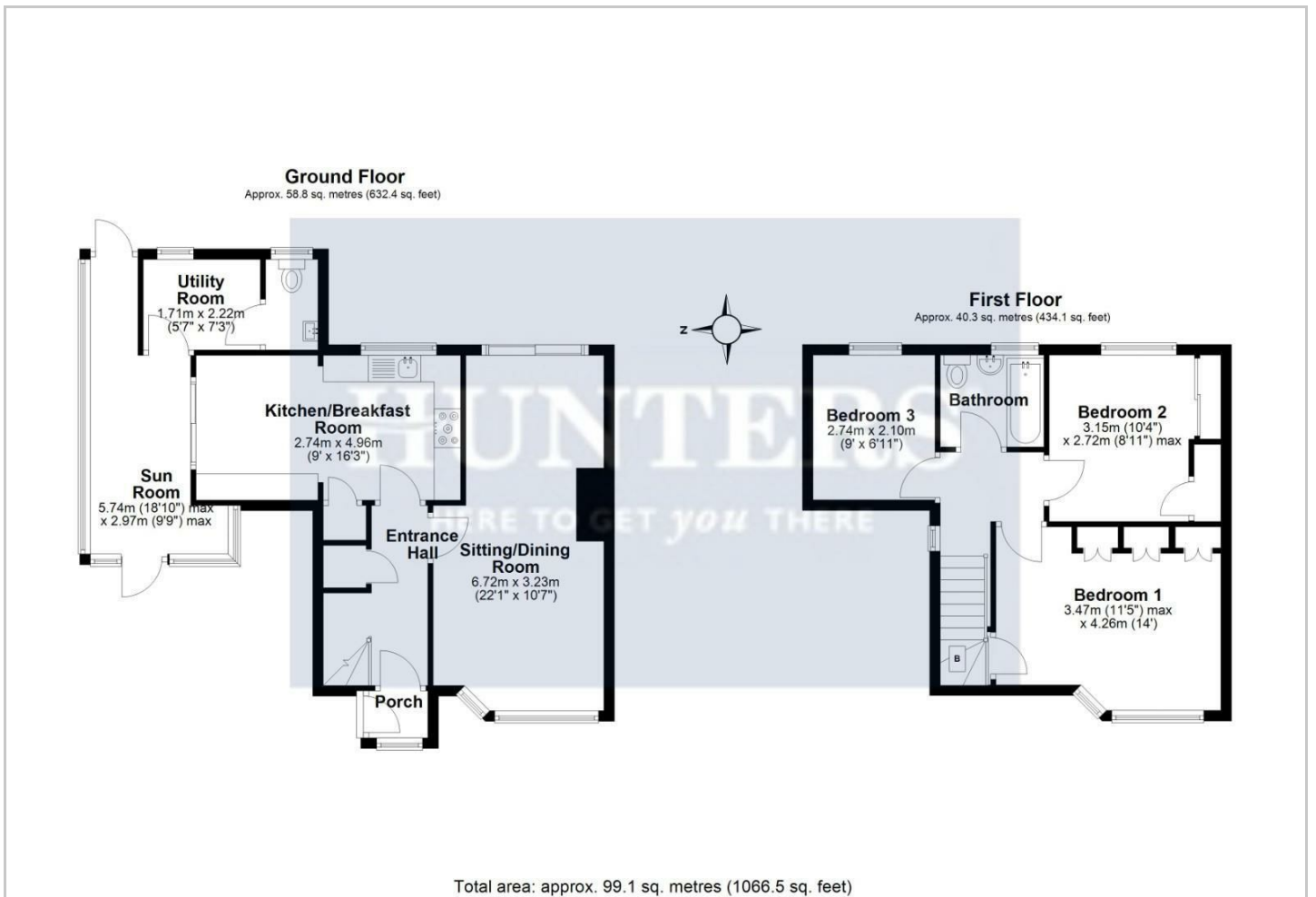
Hybrid Map



Terrain Map



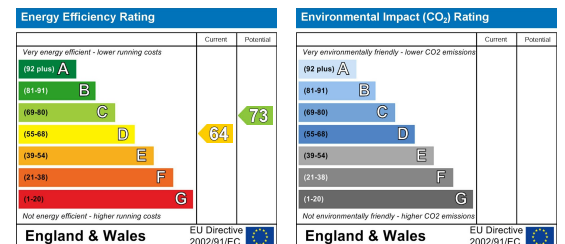
Floor Plan



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.