

JACK RUSSELL CLOSE



AJ ESTATE AGENTS
OF
GLOUCESTERSHIRE

59 JACK RUSSELL CLOSE STROUD, GL5 4EH

Price guide £410,000

Description

A four bedroom detached home, offering generous living space, strong natural light, and a layout suited to a modern family life.

Internally the front door opens into a bright entrance hallway, with space for coats and shoes, stairs rise to the first floor, doors to sitting room, fitted dining kitchen/family room and downstairs cloakroom with Low flush WC and hand basin.

The sitting room stretches the depth of the house with a window looking out to the front and French doors at the rear, offering a wealth of natural light. Finished with stylish wood effect laminate flooring.

The fitted dining kitchen/family room forms the heart of the home. Designed as one open space, this room works equally well for family life and social occasions. The kitchen is well equipped with a range of wall and floor units finished in cream with chrome handles and wood effect worktops. There is an integral double oven, gas hob and extractor and space for additional free standing appliances. A window to the rear with sink inset looks out to the garden, ideal to watch children play. The dining/family area sits comfortably alongside, with a window looking out to the front ensuring the room is filled with natural light, there room for a large table and chairs and additional furniture making a practical space for all the family.

Door opens to the utility room with a rear door providing access to the garden, space for muddy boots and coats, plumbing for washing machine and space for a tumble drier along with additional storage.

Stairs lead to the first floor with loft hatch, doors to all bedrooms, family bathroom and a handy storage cupboard.

The master bedroom with window overlooking the garden, has space for a double bed and additional furniture. An en suite shower room sits alongside, fitted with a shower enclosure, WC, and wash hand basin. Bedroom two is a comfortable double room, with window to the front ideal guest room or children's bedroom. Bedroom three also a double and window to the front with built in wardrobe, ideal as a bedroom, nursery, or home office. Bedroom four to the rear looking out to the garden is a small double which can work well as home office or guest room. The accommodation is completed by the family bathroom with a bath, shower over, wash hand basin, and WC.

Outside, the rear garden has a paved terrace providing an ideal spot for outdoor seating and dining and lawn with a rear gate which gives access to the parking space and single en-bloc garage (please note access the access has restricted head height of 2.1 meters).

This property combines practical layout, well balanced rooms, a versatile family home.
VIEWERS NEED TO BE IN A POSITION TO PROCEED

AGENTS NOTE

Stamp duty at £410,000

First Time Buyers £5,500, Moving Home £10,500, Additional Property £10,500

- Four-bedroom detached family home built in 2009
- Open-plan fitted kitchen/family dining room, utility room
- Four double bedrooms including a master with en-suite shower room
- Single garage to the rear, gate to enclosed rear garden with terrace and lawn
- One parking space at the rear access under restricted archway of 2.10m
- VIEWERS NEED TO BE IN A POSITION TO PROCEED
- Sitting room perfect for all the family to enjoy, with French doors to the garden
- Family bathroom & convenient downstairs cloakroom,
- Ease of access to well regarded schools & Stroud College
- Ease of Access to Stroud town, station, rural walks and villages





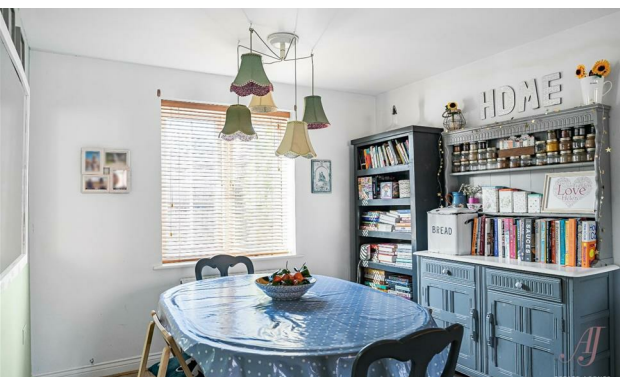
Location & Amenities

Stroud sits below the western escarpment of the Cotswold Hills, encircled by five sweeping valleys. Stroud has been described as "The Covent Garden of the Cotswolds".

Stroud is a well-known centre for arts and crafts and the weekly Farmers Market has been voted the best in the country and the newly completed indoor Five Valleys shopping centre is a fantastic attraction. An annual textile festival is held in the town as well as various exhibitions at the Subscription Rooms and at The Museum in the Park.

Stroud has a wealth of local pubs and restaurants and the very well regarded Stroud brewery offering great social events with ethical and organic beer has become a very cherished landmark.

Stroud has two state Grammar Schools, for boys and girls, and Archway School, a mixed Comprehensive Secondary School. Nearby are several Independent Schools such as Beaudesert Park School in Minchinhampton, Wycliffe College in Stonehouse. Good transport links with London Paddington by train and Bath and Bristol by car.



Useful Information

Tenure: Freehold.

Viewing arrangements: Strictly by appointment through AJ Estate Agents.

Fixtures and Fittings: Some items mentioned within the sales particulars are included, all others are specifically excluded. They may be available by separate negotiation.

Local Authorities: SDC. Council Tax Band D and EPC rating C

Directions

From the Cainscross island take the exit onto A4171 Paganhill lane following past the fire station. Follow to the island and take the second exit onto Stratford Road, passing Tesco Express on your left. Take the first left onto Graces Field and park on the right in front of Seasons Nursery. There is a pathway on the right that leads to Jack Russell Close, follow the path and turn left, the house is the third on the right and can be denoted by the for sale board [///bonus.raves.saddens](http://bonus.raves.saddens)

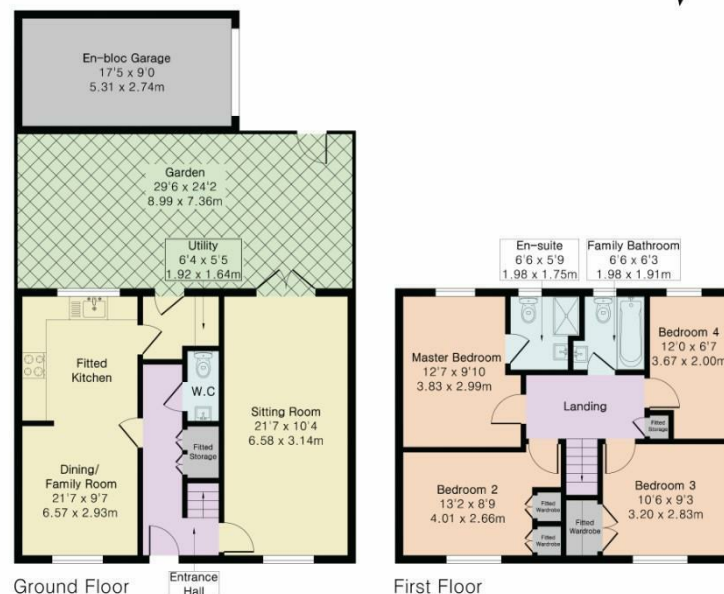


**Approximate Gross Internal Area 1170 sq ft - 108 sq m
(Excluding Garage)**

Ground Floor Area 585 sq ft - 54 sq m

First Floor Area 585 sq ft - 54 sq m

Garage Area 157 sq ft - 15 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |

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