

TG

SALES & LETTINGS



Ryelands Close, , Stonehouse Gloucestershire GL10 2PH

£385,000

- Stylish 3 Bedroom Semi-Detached Home
- Corner Plot with Good Size Garden
- 2 Receptions
- EXTENDED Contemporary Kitchen/Dining Room
- Family Bathroom
- Private Parking for Several Vehicles
- Garage
- Conveniently Located for Town Amenities

The Property

TG Sales and Lettings are delighted to offer this beautifully presented and extended three-bedroom family home. It is well located for the amenities of Stonehouse town centre and boasts an open-plan kitchen/dining/living area, a good-sized level garden, and plentiful parking and garage.

Upon entering the house, you step into the hub of the home, a lovely and wonderfully spacious, extended open-plan kitchen/dining/family room. From here, stairs lead to the first floor, and a door leads into the living room to the front, which is well-lit with plenty of natural light and features a pretty fireplace. The fabulous kitchen has herringbone wood effect flooring, a range of shaker-style units, and an impressive central island with a breakfast bar. Integral appliances include electric hob and hood, oven, dishwasher, and fridge/freezer. There is space for a washing machine. The dining area provides ample room for a family table, and patio doors lead directly into the garden. A useful under-stairs cupboard offers storage space. Upstairs, the landing leads to all three bedrooms and the bathroom, with bedrooms one and two having built-in cupboards. The bathroom offers a stylish suite comprising WC, bath with shower attachment and rainfall style shower, wash basin inset to a cupboard unit and a heated towel rail.

Outside, the generous rear garden is mainly laid to a level lawn with a gravelled play area. It is enclosed by wood panel fencing and hedging with flower/shrub borders. To the front is a tarmac and gravel driveway with gated access to the garden, leading to a detached garage with power and light.



Situation

The property is located on the edge of Stonehouse town, which is approximately three miles from the centre of Stroud and approximately twelve miles from the city of Gloucester. Local facilities in the town include a variety of shops and restaurants including a Co-op with a post office, a building society, primary and secondary schools. Stonehouse also benefits from a railway station which has regular services to London and Cheltenham, as well as regular bus services. It is just 4 miles away is Junction 13 of the M5 motorway providing easy access to Gloucester, Cheltenham and Bristol.

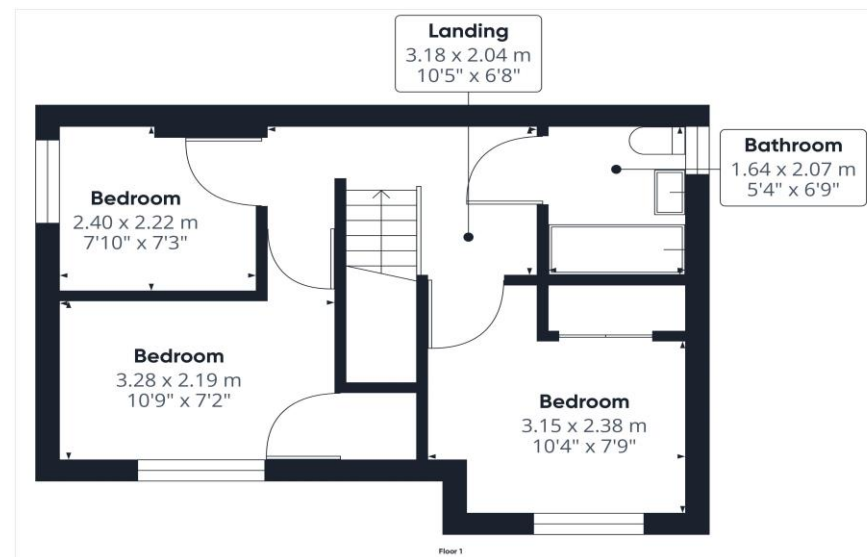
Tenure Freehold

Local Authority Stroud

Services Electric, Mains Gas, Mains Drainage and Water are all believed to be connected to the property.

Council tax band B





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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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