



SALES & LETTINGS



Festival Road, , Stonehouse Gloucestershire GL10 2DR

£350,000

- Three Bedrooms
- Extended Kitchen/Diner With Utility
- Modernised Throughout
- Large Rear Garden And Patio Area
- Driveway Parking For Three Vehicles
- Home Salon

The Property

****MODERNISED AND EXTENDED THREE-BEDROOM SEMI-DETACHED HOME WITH LARGE REAR GARDEN AND DRIVEWAY PARKING FOR MULTIPLE VEHICLES****

TG Sales are delighted to bring to the market this fantastic extended three-bedroom semi-detached home, thoughtfully modernised by the current owners with benefits of a sizeable rear garden and patio area, off road parking for three vehicles and home salon.

Ground floor accommodation consists of a light-filled entrance hallway leading through to a dedicated salon space - perfect for those working from home - a cloakroom and a cosy lounge complete with log burner and character ceiling beams. To the rear, the property features a substantial extension creating a bright and spacious kitchen/diner, complete with ample room for both cooking and entertaining. A separate utility area adds practicality and further storage space.

From the kitchen, bifold doors lead out to an expansive rear garden which is currently arranged into three sections - a vast paved patio sitting directly to the rear creating an inviting space for further entertaining, leading onto a generous main garden area, predominantly laid to lawn and offering excellent privacy. At the far end, the garden extends further to a versatile rear section with a substantial storage shed, providing excellent practical space. Gated side access also leads through to the front of the property.

Upstairs, there are three well-proportioned bedrooms and a modern family bathroom, providing comfortable accommodation for families or couples needing extra space. Pipework is in place to enable the creation of an en-suite to the master bedroom, providing excellent potential for future enhancement. The space is currently at shell stage, allowing buyers to design and finish the room to their own requirements.

Outside, the property provides a gravelled driveway that can park up to three vehicles.

Viewing comes highly recommended to appreciate the space and condition of this fantastic property.



Situation

Stonehouse is a small town in the Stroud District of Gloucestershire, conveniently positioned on the edge of the Cotswolds with attractive countryside on its doorstep. The town centre features a wide High Street with a mix of independent shops, cafes, pubs and essential services, alongside larger supermarkets and local amenities that cater to everyday needs. Families are well served by several primary schools and nearby secondary education options, including local state schools and the well-regarded independent Wycliffe College. For commuters, Stonehouse railway station on the Golden Valley Line provides regular services to Gloucester and Cheltenham, with direct links further afield, including to London Paddington, while the nearby M5 motorway (Junctions 12 & 13) offers excellent road connections across the region.

SATNAV postcode GL10 2DR

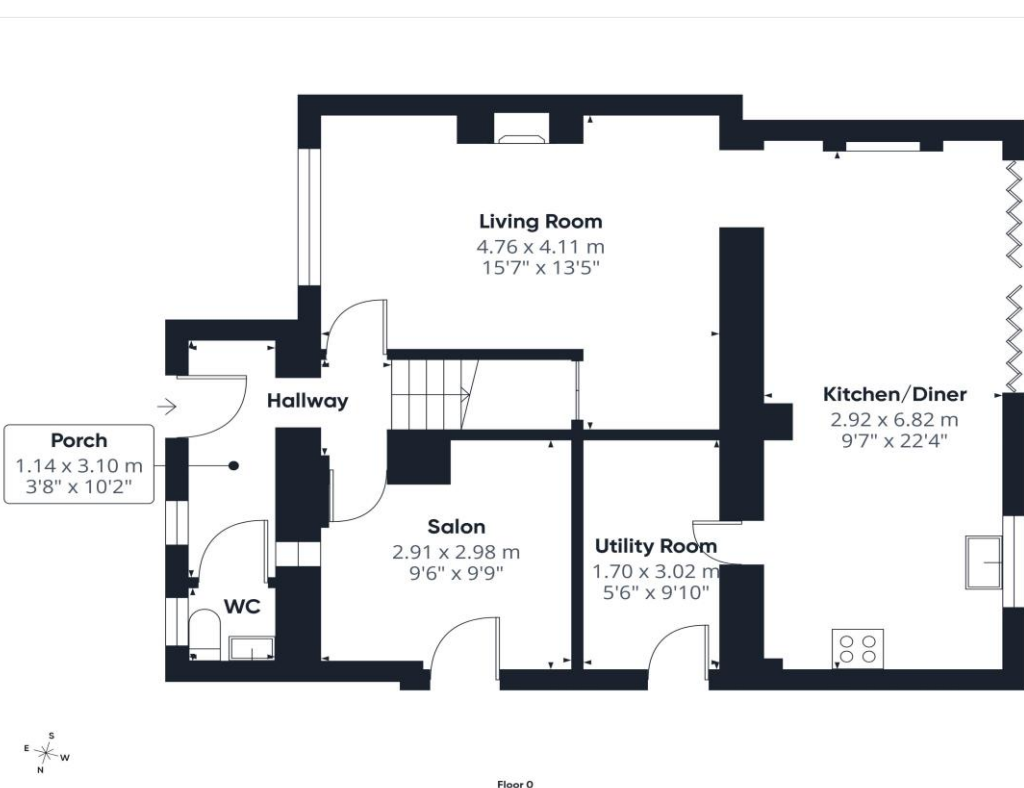
Tenure Freehold

Local Authority Stroud

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

Council tax band A





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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