

# HUNTERS<sup>®</sup>

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## Court Meadow

Stone, GL13 9LR

£629,500



Council Tax: F



# 27 Court Meadow

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£629,500



## ENTRANCE

Via covered canopy porch, obscured glazed front door opening to

## HALLWAY

Obscured double glazed panel to front, coved ceiling, large built in cloaks cupboard, radiator, door to garage and dual obscure glazed doors opening to lounge

## CLOAKROOM

4'1" x 6'5" (1.27m x 1.96m)

Obscured double glazed window to side, low level wc and wash hand basin, radiator.

## DINING ROOM

18'8" x 11'3" (5.71m x 3.43m)

Double glazed bi-fold doors to side, coved ceiling, radiator.

## KITCHEN

11'8" x 9'8" (3.57m x 2.95m)

Double glazed window to front and side. Range of floor and wall units with contrasting work surfaces incorporating single drainer 1 1/2 bowl sink unit with mixer taps, integral double Neff electric fan assisted oven and four ring Neff induction hob, built in Neff microwave and Siemens dishwasher, radiator.

## UTILITY

6'5" x 6'1" (1.98m x 1.86m)

Double glazed window to front, coved ceiling, range of floor and wall units with work surfaces incorporating sink unit, plumbing for automatic washing machine, integral fridge/freezer and space for tumble dryer.

## LOUNGE

14'0" x 21'3" (4.29m x 6.49m)

Double glazed bi-fold doors to rear garden with feature arched double glazed windows to either side, coved ceiling, feature integral woodburning stove, radiator.

## INNER HALLWAY

11'6" x 6'2" (3.53 x 1.90m)

Access to loft, airing cupboard incorporating radiator.

## BATHROOM

10'7" x 6'4" (3.25m x 1.94m)

Obscured double glazed window to front, suite comprising wc, vanity unit incorporating dual adjacent "Porselenosa" wash hand basins and 1800 x 900 shower enclosure incorporating double head shower unit with tiled walls, radiator.

## BEDROOM 1

14'0" x 9'8" (4.27m x 2.97m )

Double glazed windows to side and rear, coved ceiling, built in ladies and gents wardrobes, tv point and radiator.

## EN-SUITE

9'8" x 5'8" (2.95m x 1.75m)

Obscured double glazed window to front, wc, vanity unit incorporating cupboards and draws, wash hand basin, separate tiled shower cubicle incorporating shower unit and heated towel rail.

## BEDROOM 2/ STUDY

8'9" x 8'9" (2.68m x 2.69m)

Double glazed window to front, coved ceiling and radiator.

### BEDROOM 3

9'8" x 8'9" (2.97m x 2.69m)

Double glazed window to front, built in wardrobes and radiator.

### BEDROOM 4

10'9" x 10'2" (3.28m x 3.12m )

Double glazed window to rear, coved ceiling, built in wardrobes, radiator.

### DOUBLE GARAGE

17'6" x 14'9" (5.34m x 4.50m)

Double electric up and over door, power and light, access to loft area, boiler room housing oil fired central heating boiler, double glazed door to rear garden, water tap.

### LOFT

Spacious fully insulated and partially boarded with light

### GARDENS

The bungalow stands on a private and established level plot, laid to lawn with paved patios and mature shrub borders

### PARKING

There is additional parking on a large private driveway for numerous additional vehicles or ample space for a boat or caravan.

### Material Information - Thornbury

Tenure Type; Freehold

Council Tax Banding; Stroud Band F

### Anti-Money Laundering Regulations

"Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted"



Road Map



Hybrid Map



Terrain Map



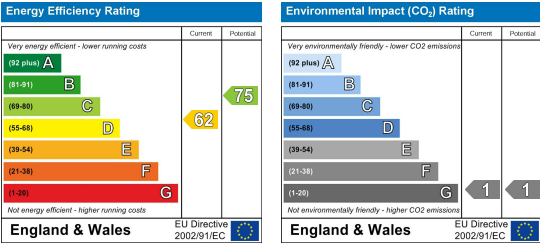
Floor Plan



Viewing

Please contact our Hunters Thornbury Office on 01454 411522 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.