

# HUNTERS®

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Dr Middletons Road

Chalford Hill, Stroud, GL6 8NQ

Asking Price £575,000



Council Tax: E



# Highbury House Dr Middletons Road

Chalford Hill, Stroud, GL6 8NQ

Asking Price £575,000



## Description

Hunters Estate Agents in Stroud are delighted to present this attractive 3 bedroom detached home, situated in the ever-popular area of Chalford Hill. The property offers generous and versatile accommodation over the 2 floors, beginning with a spacious entrance porch that leads to a convenient downstairs WC and a welcoming dining hall. Double doors open into a sitting/dining room with a coal effect gas fire, which in turn flows beautifully into the conservatory, creating an ideal space for relaxation and entertaining. The kitchen/breakfast room provides ample storage and worktop space and continues through to a useful utility room. To the first floor, the home features three bedrooms, including a master bedroom complete with an ensuite shower room, alongside a modern family bathroom. Externally, the property benefits from driveway parking for approximately four vehicles, part of which is sheltered by a carport, in addition to a single garage. The front and rear gardens are well stocked, offering a pleasant and outdoor setting. There is also the possibility to extend creating a fourth bedroom should a fourth bedroom be needed. This of course would be subject to the usual consents and permissions being granted. Combining practical living within a desirable location, making it an excellent opportunity for a range of buyers.

## Amenities

Chalford Hill has a good range of local facilities, to include a popular community run village shop just a short walk away along the famous Donkey trails down into the valley, and Tesco Express, doctors surgery as well as a popular primary school and there is relatively easy access to the ever popular Thomas Keble secondary school too. There are also country Inns nearby, walks and recreation grounds to enjoy within striking distance. There is also a clear sense of community in the area whilst further more comprehensive shopping and leisure facilities can be found in Cirencester or Stroud the latter also benefiting from a mainline rail link to London Paddington. High speed broadband has just been provided to the village making home working a possibility.

## Entrance Porch

Fixed double glazed window, double glazed front door with

side panel. Part parquet flooring, shelving, radiator. Door to WC and door to the dining hall.

## Dining Hall

Casement window into entrance porch, radiator, double glazed window to the side. Parquet flooring, under stairs cupboard with light and shelf. Door to kitchen, double doors into the sitting room.

## Sitting Room/Dining Room

Double glazed window to the front, 2 radiators, coving, recessed lights, coal effect gas fire with stone surround and hearth. Double doors into the conservatory.

## Kitchen Breakfast Room

A selection of wall and base units with worktops over, 2 1/2 bowl stainless steel sink with mixer tap. wide double glazed window looking out onto the garden. Built-in electric double oven and grill, a 4 ring gas hob, radiator, under cupboard and helmet lighting, extractor, half glazed door to utility room.

## Utility Room

Wall and base units with worktops, tiled floor, coving, Worcester gas fired boiler, double glazed door and window to the rear garden. Plumbing and space for a washing machine and dishwasher, electric meter box.

## Conservatory

Double glazed door and windows looking onto the rear garden, radiator, tiled floor, wall lights.

## First Floor Landing

Fixed double glazed stain glazed window, loft access via pull down ladder with power and light. Walk in airing cupboard with hot water cylinder and shelving. Doors to bedrooms and bathroom.

## Bedroom 1

Double glazed window to the front, radiator, triple robe wardrobe included and door to ensuite.

## En-Suite Shower Room

Comprising a corner shower cubicle, WC, wash basin to vanity storage, mirror, shaver point, opaque double glazed window, recessed lights and extractor, radiator.

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### Bedroom 2

Double glazed window to the front, radiator, wardrobes included, coving.

### Bedroom 3

Double glazed window to the rear garden, radiator, coving.

### Bathroom

Comprising a panelled bath with electric shower over, pedestal basin, WC, radiator, shaver point, opaque double glazed window.

### Outside

#### Front Garden & Driveway

The property is set behind a low stone wall with a gated access onto the driveway. The block paved driveway provides parking for 4 cars and is part covered by a carport alongside the garage. To the left of the driveway is an area laid to stone chippings providing a seating area with shrubs surrounding and a sectioned off pathway leading to a bin store area. In front of the property to the right of the drive is a lawned area of garden with well stocked surrounding flower and shrub beds and a gate to the side. There is also security lighting and a gate to the rear of the carport area into the rear garden.

### Garage

Up and over door, lights and power. side door, gas meter.

### Rear Garden

The garden is laid alone with a paved area adjacent to the property. An external power point can be found a variety of

shrubs, plants and trees to include cooking apple and pear. To the left corner a summer house with power and to the top right corner a further circular paved seating area. To the side of the property is a useful wooden shed and water butt.

### Tenure

Freehold

### Hunters Stroud Win GOLD Again

We are pleased to announce Hunters Estate Agents Stroud have won the GOLD award for 3 consecutive years at the British Property Awards! 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](mailto:stroud@hunters.com) for a free valuation.

### Council Tax Band E

### 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



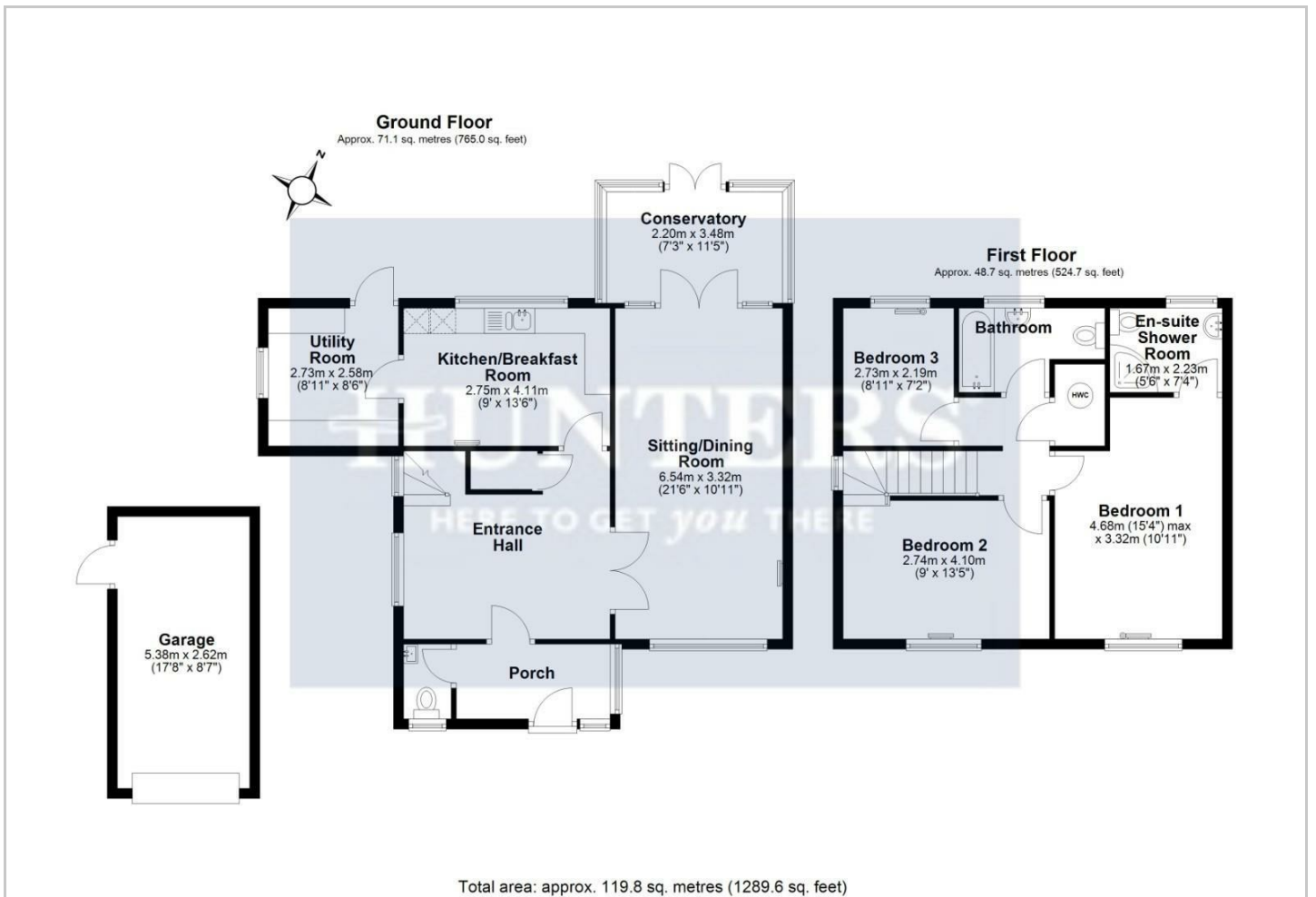
## Hybrid Map



## Terrain Map



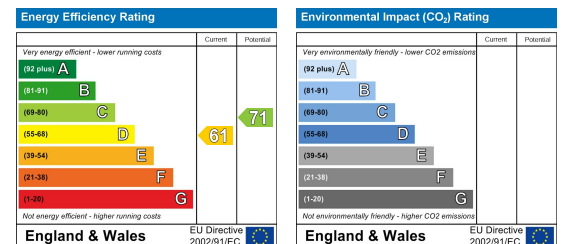
## Floor Plan



## 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.