

# HUNTERS®

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## Cotswold Green

Stonehouse, GL10 2ET

Asking Price £499,950



Council Tax: D



# 37 Cotswold Green

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Asking Price £499,950



## Description

Hunters Estate Agents are delighted to present this exceptionally versatile 4-bedroom detached home, nestled on the sought-after Cotswold Green area in Stonehouse. While the property would benefit from some updating, it offers an abundance of space and potential for those seeking a flexible layout and generous outdoor areas. The ground floor welcomes you with a spacious entrance hallway, leading to a master bedroom and a second bedroom that could easily serve as a study or home office. A well-proportioned bathroom, a rear-facing sitting/dining room, and a separate kitchen opening to a breakfast room looking onto the garden. A side passage connects to a utility cupboard and internal access to the garage. Upstairs, three further bedrooms and an additional bathroom offer good accommodation for family or guests. Outside, the property boasts a large garden ideal for entertaining or relaxing, along with driveway parking and a garage for added convenience. With its adaptable layout and prime location, this home presents a fantastic opportunity for buyers looking to personalise a property to suit their lifestyle. At Hunters, we pride ourselves on matching people with homes that offer both individual character and potential—and this one has both. Viewings are highly recommended.

## Amenities

Located in this popular town which offers many shops and amenities and Ideally positioned giving access to both Stroud's town centre as well as the M5 junction 13 which gives access to Gloucester, Bristol & Cheltenham. Not forgetting the local mainline station. Local facilities in Stonehouse include a Co-op with a post office, a variety of everyday shops, restaurants and of course primary and secondary schools.

## Entrance Hallway

Staircase with under stairs area to the first floor, double glazed window to the front, wooden front door, two radiators, coats cupboard, recessed doormat.

## Bedroom 1

Leaded secondary glazed window to the front, radiator, high-level opaque windows to the side.

## Bedroom 2/ Reception Room

Built-in wardrobes, secondary glazed window to the side, radiator.

## Shower Room/Bathroom

Comprising a four piece bathroom suite to include a panelled bath, corner shower, pedestal basin, WC, double radiator, single glazed frosted window.

## Sitting Room/Dining room

Overlooking the garden, picture rail, two radiators, a wide display bay window to the rear with seats and storage beneath. French doors to the rear garden, door to kitchen.

## Kitchen

A gloss range of cream wall and base units with worktops over. Range style cooker, integrated fridge and freezer (informed not working). One and a half bowl stainless steel sink with mixer tap, plumbing and space for a dishwasher, extractor fan over the cooker area. Door to passageway.

## Breakfast Room

Opening into kitchen, two tall double glazed windows to the garden, double radiator.

## Side Passageway

Windows and door to the side, door into garage and door to utility cupboard.

## Utility Cupboard

With plumbing for washing machine with the option to stack a tumble dryer above.

## First Floor

Doors to.....

## Bedroom

Pitched ceiling, radiator, double glazed window, built-in

cupboard, additional Velux window to the side. An L shaped room.

#### Bedroom

Pitched ceiling, alcove storage, radiator, double glazed window to the front.

#### Shower Room

Comprising a shower cubicle, his and her wash basin, WC, radiator, double glazed window to the rear garden. Alcove cupboard with hot water cylinder, additional double glazed window

#### Bedroom

Double glazed window to the rear garden and distant view beyond. Radiator, Velux window to the side, double glazed window to the rear, eaves storage and shelving, L-shaped room, pitched ceiling.

#### Outside

#### Front Garden/Driveway

A block paved driveway provides parking for several cars. Covered open porch area and gates either side leading to the rear garden. Access to garage by electrically operated door.

#### Garage

Electrically operated a roller door, gas meter, Worcester gas fired boiler, consumer units, light and power.

#### Rear Garden

A large garden can be found to the rear starting with an adjacent extensive patio and steps down to a grassed area of garden with stepping stones leading to a concrete hardstanding (ideal for a shed or log cabin). There are a variety of shrubs and plants interspersed, within a fenced and hedged surround. Circular pond, wooden shed and mature trees.

#### Council Tax Band

Band D

#### Tenure

Freehold

#### Social Media

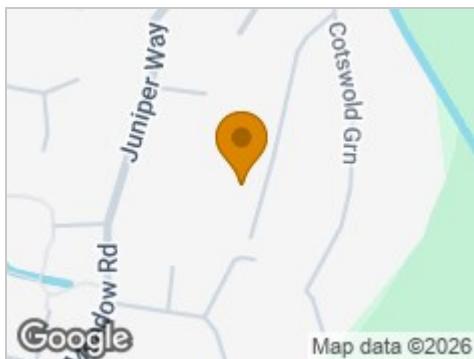
Like and share our Facebook page (@HuntersStroud) & Instagram Page (@hunterseastroud) to see our new properties, useful tips and advice on selling/purchasing your home.

#### 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 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 for a free valuation.



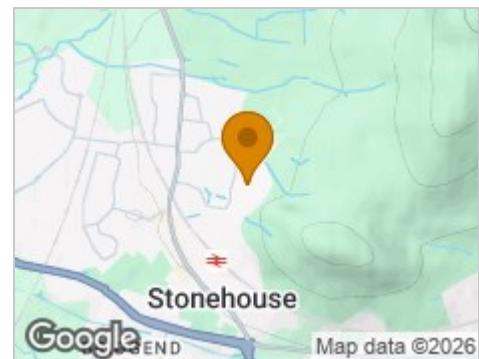
## Road Map



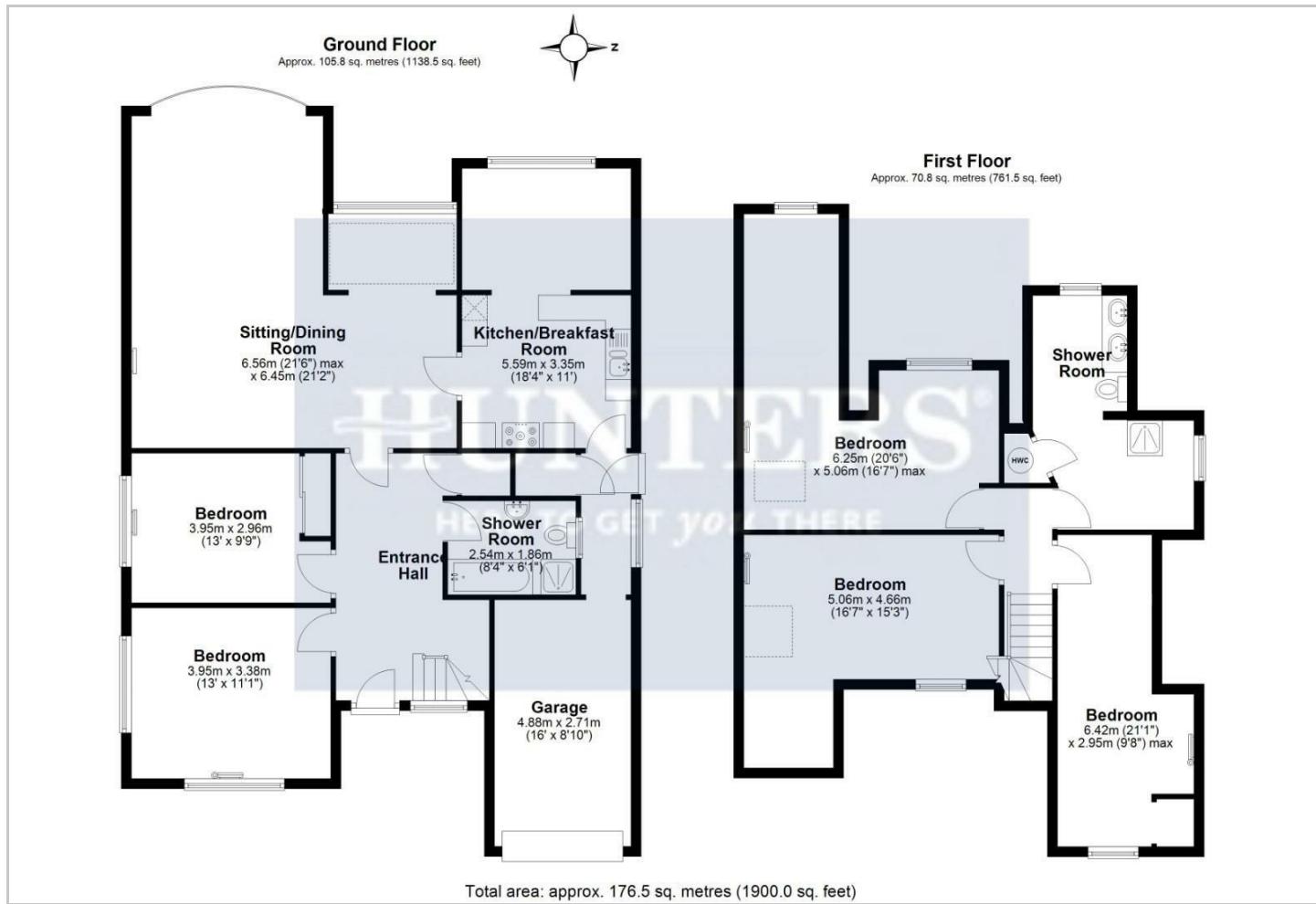
## Hybrid Map



## Terrain Map



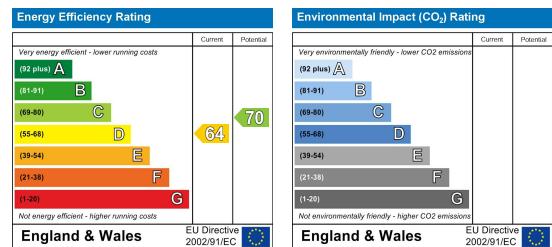
## Floor Plan



## 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.