**Lower Spillmans, Rodborough, Stroud, GL5 3RP**

**Asking Price £570,000**

HUNTERS®
EXCLUSIVE

# Lower Spillmans, Rodborough, Stroud, GL5 3RP

## Asking Price £570,000

Hunters Estate Agents are delighted to present this spacious three-bedroom detached family home, ideally situated in the highly sought-after area of Rodborough, enjoying wonderful views to the front.

The property offers well-proportioned and versatile accommodation arranged over two floors. On the ground floor, there is a welcoming entrance hall, a generous kitchen/breakfast room, utility room, cloakroom, bathroom, and a spacious living/dining room. Two conservatories provide additional reception space and offer excellent opportunities for relaxing, entertaining or enjoying views of the landscaped gardens. To the first floor are three well-sized bedrooms, with two benefiting from their own en-suite facilities, providing an excellent level of comfort and convenience for family living.

Externally, the property boasts beautifully landscaped front and rear gardens, ample off-street parking and the rare advantage of three separate garages, offering exceptional storage and parking options. Further benefits include double glazing and the property's attractive position within this popular residential area.

SITUATION
This property is located in the Parish of Rodborough while Stroud town centre is under half a mile away and offers a full range of leisure and shopping facilities along with a main line railway station to London Paddington. Meanwhile a convenience store and take away are found on the Bath Road just down the hill a little way. The M5 junction 13 is also convenient and is found approximately six miles away. A short drive will also take you to a choice of supermarkets whilst Selsley and Rodborough Commons offer excellent dog walking territory and further possibilities for outdoor recreational pursuits. The property falls within the ever popular catchment of Rodborough community primary school.

ENTRANCE HALL
UPVC double glazed entrance door & window, stairs to first floor with recess beneath, tiled flooring, electric radiator and phone point.

KITCHEN/BREAKFAST ROOM
11'1" x 10'1"
Good range of wall, floor & drawer kitchen units, rolltop work surfaces, drainer stainless steel sink with mixer tap, built-in double oven, hob & fridge, extractor fan, splashback tiling, tiled flooring, electric radiator, UPVC double glazed window to side and UPVC double glazed window & door to conservatory.

CONSERVATORY
8'5" x 8'0"
Accessed via Kitchen, UPVC double glazed windows & door, tiled flooring and electric radiator.

UTILITY ROOM
Plumbing for washing machine, UPVC double glazed window and a electric radiator.

CLOAKROOM
Lowe level WC, vanity sink with mixer tap, tiled throughout and a UPVC double glazed & frosted window.

BATHROOM
Pedestal wash basin, panelled bath with Mira shower, shower glass, tiled flooring, splashback tiling, heated rail, ceiling coving, extractor fan, storage cupboard and a UPVC double glazed & frosted window.

LOUNGE/DINING ROOM
23'2" x 10'10"
UPVC double glazed windows with views, UPVC double glazed sliding door to conservatory, two electric radiators, parquet flooring, ceiling coving and a TV point.

CONSERVATORY
12'3" x 7'4"
Accesses via Living Room, UPVC double glazed window & doors, tiled flooring and a electric radiator.

FIRST FLOOR LANDING
Access to loft space via ladder. The loft is part-boarded, insulated and has lighting.

BEDROOM ONE
14'10" x 9'10"
UPVC double glazed windows with views, electric radiator, built-in wardrobe and cupboard containing hot water tank.

EN-SUITE
Low level WC, vanity sink with mixer tap, shower cubicle, waterfall shower, splashback tiling and a UPVC double glazed window.

BEDROOM TWO
11'1" x 9'6"
UPVC double glazed window with views, electric radiator and storage cupboard

EN-SUITE
Low level WC, sink, shower cubicle, electric shower, splashback tiling, ceiling coving and a UPVC double glazed & frosted window.

BEDROOM THREE
12'9" x 10'2"
UPVC double glazed window with views, electric radiator, built-in storage and built-in wardrobe.

EXTERIOR
The landscaped rear garden is mainly laid to lawn and has various bedding areas & seating area which enjoy the wonderful views to the front. Benefits include greenhouse, shed, fence/brick borders, pond, bedding areas with planting, undercover area and purpose built building.

The landscaped front/side garden has a resin seating area, stone chipping seating area, bedding areas, pond, outside tap, outside lighting, bin store area and gated access to rear.

GARAGE ONE
17'0" x 10'0"
Electric up & over door, power, lighting and windows.

GARAGE TWO
14'7" x 11'11",
Wooden garage doors, separate wooden door, power, lighting and windows. Two additional rooms accessed via here, one a workshop and one utility area.

GARAGE THREE
17'4" x 9'6"
Roller door.

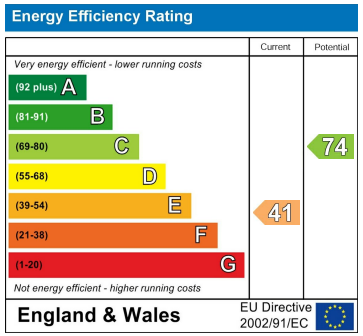
OFF-STREET PARKING
Driveway parking up the side for 4-5 vehicles. Further parking in the 3 garages if needed.

TENURE
Freehold

COUNCIL TAX BAND
The council tax band is D.

AML CHECKS
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. A fee will be charged for each individual AML check conducted'

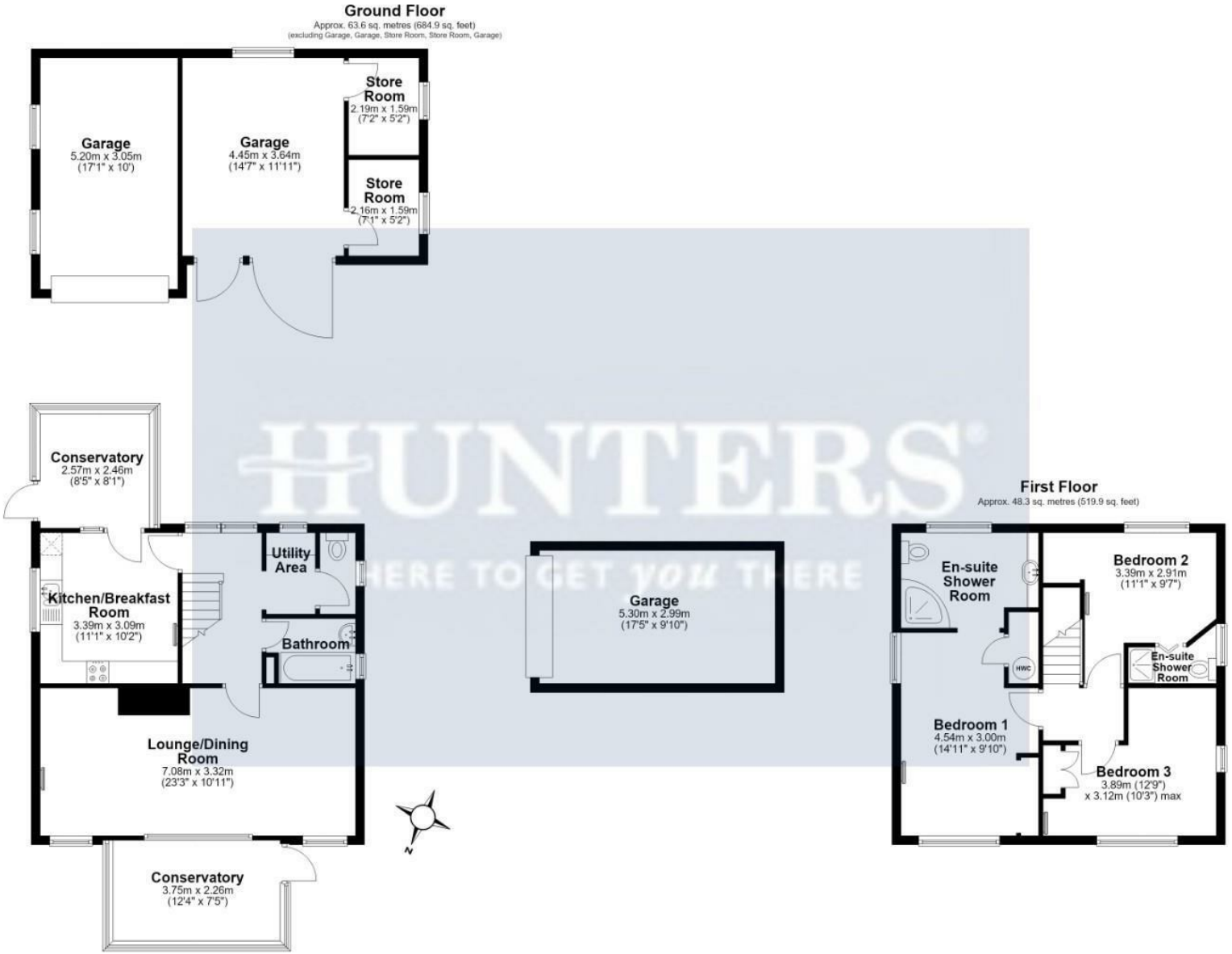
SOCIAL MEDIA
Like and share our Facebook page (@HuntersStroud) & Instagram page (@hunterseastroud) to see our new properties, useful tips and advice on selling/purchasing or letting your home.




DISCLAIMER

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.

HUNTERS®
EXCLUSIVE




Total area: approx. 111.9 sq. metres (1204.8 sq. feet)
**Ballacraine, STROUD**

**Viewing Arrangements**

Strictly by prior appointment only through the agent Hunters
01453 764912 | Website: www.hunters.com

HUNTERS®
EXCLUSIVE

HUNTERS®
EXCLUSIVE