

HUNTERS®
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Claires Close, Brimscombe, Stroud | Asking Price £550,000
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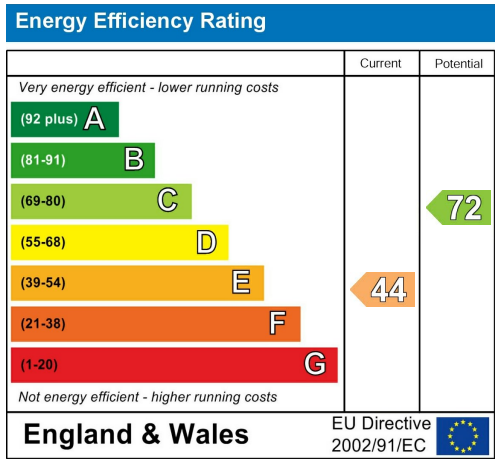












Thinking of Selling?

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.

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Located in the popular village of Brimscombe, this 1970s four-bedroom detached family home offers a tranquil setting within a small close of just 3 properties set back from Bourne Lane. The generous frontage provides off-road parking for several cars, with lawned areas bordering the driveway as it leads to two interconnected integral single garages. Inside, the entrance hallway opens to a front dining room enjoying open countryside views, while the adjoining kitchen sits behind it, offering clear potential for knocking through to create a larger open-plan space. To the rear, a welcoming sitting room with an open fire overlooks the veranda and garden, enjoying a leafy green backdrop and winter views across the valley. A ground-floor WC completes the ground floor. Upstairs, the master bedroom benefits from countryside views, with a second double bedroom overlooking the garden. Two further bedrooms and a modern shower room provide comfortable family accommodation. The rear garden is mainly laid to lawn and accessed via the veranda, with mature trees including acers and offering a wonderfully green outlook. Beneath the veranda, a 30-foot-wide garden store/workshop with light and power adds valuable versatility. Viewings are highly recommended.

Amenities
Brimscombe, situated along the A419 London Road, was originally a shipping port village that thrived on wealth. The old port currently has plans for regeneration to include housing, leisure and retail units. The Stroud District Council is restoring a 6.7-mile stretch of the Cotswold Canals, promising economic, heritage, leisure, and conservation benefits. The village features a primary school, proximity to Thomas Keble secondary school, and various educational institutions. Brimscombe offers a village shop, mobile post office, Fish & Chip shop, hair salon, and antiques shop. Excellent transport links via A419 and railway stations connect to Stroud, M5, Cirencester, and London Paddington.

Hallway
Laminate flooring, double glazed front door, double radiator, pine banister and rails to the first floor, doors leading to the dining room, WC, kitchen and sitting room.

Sitting Room
18'3" max x 11'3"
Open fire with mantle and hearth, double radiator, alcove shelf, double glazed French doors with fixed double glazed panels either side onto the veranda.

Dining Room
11'7" x 11'2"
Double glazed display bay window to the front, double radiator, double glazed window to the side, serving hatch.

Kitchen
14'9" x 7'9"
A selection of matt cream coloured wall and base units with worktops over. Bosch induction hob with extractor over, one and a half bowl sink, built-in oven and grill, space for refrigerator, plumbing for washing machine, integrated Bosch dishwasher. Easy access corner base unit, double glazed window to the rear garden and a double glazed window and door to the side. Serving hatch to the dining room.

WC
7'5" x 2'9"
Comprising a encased system WC, wash basin to vanity unit, half tiled walling, wood effect floor, opaque double glazed window, heated towel rail.

First Floor Landing

Bedroom 1
18'0" > 14'7" x 11'3" max
Two double glazed windows to the front with countryside views, double radiator.

Bedroom 2
11'5" > 10'1" x 11'4"
Double glazed window to the rear, double radiator.

Bedroom 3
14'9" x 8'1"
Double glaze windows to the rear and side aspects, double radiator.

Bedroom 4
14'6" x 7'11"
Double glazed window to the front with countryside views, double radiator, large freestanding wardrobe could be included, additional built-in double wardrobe with cupboard above.

Shower Room
11'3" x 6'4"
A modern shower room with a suite comprising and encased cistern WC, wash basin with storage cupboards, wide shower cubicle, chrome heated towel rail, recessed lighting, shaver point, opaque double glazed window to the rear, marble effect splash walling.

Front Garden & Drive
From the pavement, the flatter area of driveway except the area directly in front of the neighbours garages to the right is owned in part by number 1, with right of access given to the neighbouring properties to access their houses and garages. The ownership of the driveway extends to the right hand side of the house as you look at it from the grassed areas. From there, the sloping tarmac driveway able to accommodate 3 to 4 cars leads to the garages with grass areas either side and a deep rose bed in front of the dining room window. There are gates either side of the house leading to the rear garden.

Garages
17'5" x 8'0" max + 17'5" x 7'9" max
There are two garages, The garage on the right hand side, has the floor mounted oil fired boiler and there is an opening leading into Garage 2 on the left. There is also power and light, shelving and a cold water tap. Garage 2 has light and power, consumer unit, workbench to the rear and the same opening through to garage one.

Rear Garden
As you exit the sitting room onto the Veranda, which extends the full width of the building, wooden steps lead you down to the garden. At the Varanda level there is a side pathway to the front gate. The majority of the garden is laid to grass with a low level stone wall along one side, cold water tap, a composting area to the far right corner. A side return leads to a modern plastic oil tank and 5 x 210 L water butts and a wood store. A side path leads to the front garden.

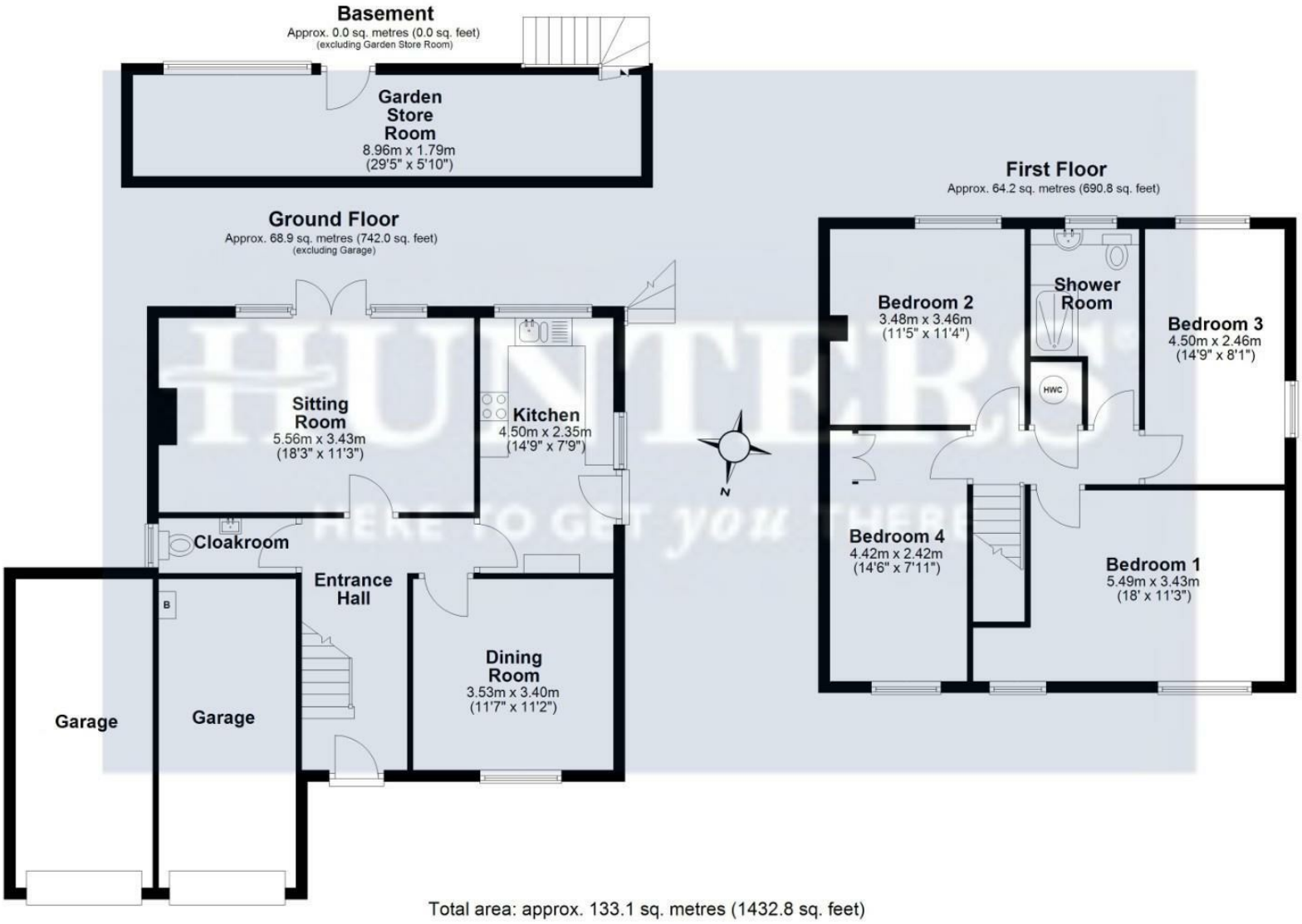
Council Tax Band E

Workshop/Store
29'5" x 5'10"
A wide flexible space running under the veranda. Power and light, a great space for housing additional appliances, large double glazed window looks over the garden as does a double glazed door. A hatch leads under part of the property.

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.

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.

Tenure
Freehold



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.

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