



Frome Park Road, Stroud, GL5 3LF  
£695,000

**HUNTERS**<sup>®</sup>  
EXCLUSIVE







# Frome Park Road, Stroud, GL5 3LF

**£695,000**

Presenting a characterful Edwardian semi-detached house offering light and bright, flexible accommodation. A quiet, family friendly street, ideally placed, within close proximity to nearby schools and local amenities. The property sides a rugby field giving a spacious green feel to the exterior. Off street parking for two cars.

The house invites you in with its original period features; a cosy fireplace, tall ceilings, and wooden doors. The main sitting room charms with timbered wood floors, a cast iron fireplace, and access to the garden. It's so spacious, it could be easily divided if needed into a library or further dining space. Reception room two is a breakfast room which opens into the kitchen. This house is a delightful host to five bedrooms, with the first bedroom presenting a large double with open views. The convenience of two bathrooms; one on the first floor with a classic roll-top bath, and another on the top floor. Adding to the charm of the house's location is its lawned garden with a landscaped, flagstone area and abundant apple tree casting enough shade for a cosy seating area. It's just a short walk into town, so whether you're looking for a family home or quiet spot to nest near the centre of Stroud, this house is an ideal choice.





#### Hunters 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.

#### Amenities

Stroud town centre offers a comprehensive range of facilities and amenities. These include 5 supermarkets, local speciality stores, the Five Valleys shopping centre, hospital, state and private schools and the award winning weekly farmers market, a cinema, various restaurants and so on. There is also a main line railway station with direct services connecting with London (Paddington). Just up the hill is the ever popular Prince Albert Inn and just down the hill the Clothiers Arms. Both Rodborough Community Primary and Gastrells Primary School are a stone's throw away.

#### Directions

From Stroud, proceed south on the Bath Road as if heading towards Nailsworth. Go past the Clothiers Arms and proceed up the hill, turn right into Frome Park Road then first left. The property will be seen at the very end on the right bordered by the rugby field.

#### Hall

Access via an open fronted porch with an original, geometric tiled floor, glazed leaded wooden door with panel alongside to match.



#### Sitting Room/Dining Room

Originally two rooms and easily partitioned as both doors remain onto the hallway. Cast iron fireplace with a mantle and stone hearth, two double radiators, single glazed bay window to the front aspect, exposed wooden floorboards, half glazed door with panels either side to the rear garden. Deep ceiling cornice, picture rail, bookshelves, latched window to the side.

#### Boiler Room/Pantry

Shelving, floor mounted boiler.

#### Breakfast Room

Exposed wooden floorboards, chimney breast, sash window to side patio. Roomy cupboard with a radiator inside and shelving in the cupboard above. Radiator, step to kitchen.

#### Kitchen

Selection of base units with worktops over. Plumbing and space for a washing machine, built-in slimline dishwasher, spaces for a gas cooker and fridge freezer. Double bowl ceramic sink with mixer tap, sash window to the side. Half glazed door to the side into the garden. Velux window to the rear.

#### First Floor Landing

Radiator, doors to...

#### Front Bedroom

Cast iron fireplace to chimney breast, latched window to the front, double radiator. Opening to dressing room.





#### Dressing Room

Latched window, radiator.

#### Middle Bedroom

Sash window to the rear with far view over playing field. Casement window to the side also with a view over the playing field, picture rail.

#### Family Bathroom

With suite comprising of a roll top bath with wall mounted taps and shower over with glass shower screen. WC, pedestal basin, part tiled walling, exposed floorboards, heated towel rail, sash window to the side.

#### Back Bedroom

Exposed floorboards, radiator, picture rail, cast-iron fireplace to chimney breast. Linen cupboard/wardrobe, view of rear garden and playing field to the side.

#### Top Floor Landing

Loft hatch, Velux window, doors to bedrooms and shower room.

#### Master Bedroom

A large room with the window to the front, two double glazed windows overlooking the playing field, wide Velux window to the rear, double and single radiators, exposed wooden floorboards.



#### Shower Room

Comprising of a corner shower, pedestal basin, WC, eaves storage space, roof window to the front, exposed wooden floorboards.

#### Back Bedroom

Exposed wooden floorboards, part sloping ceiling, wide Velux window looking onto the rugby field, latched window to the rear.

#### Outside

##### Front Garden/Driveway

The property is approached through a pillared entrance with a reclaimed brick drive allowing parking for two cars side-by-side. To the right of the drive is a flower border. A metal gate leads to the rear garden.

##### Rear Garden

A patio terrace can be found adjacent to the side of the house with an outside tap and step down to a second curved terraced area. A lawned area continues interspersed with a variety of trees, shrubs and plants with an Apple tree (Worcester Permain) to the rear giving some shade. Also to the left of the garden is a tool store with adjoining log store.

#### 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.

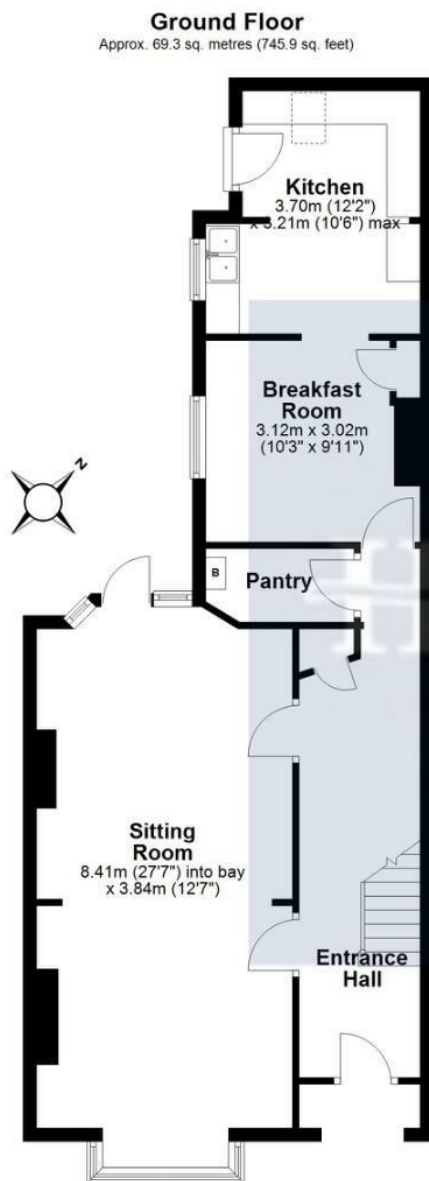
Council Tax Band  
Band E

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            | 52                      | 69        |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

#### 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.

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Total area: approx. 184.3 sq. metres (1983.3 sq. feet)  
**Wilcuma, STROUD**

### Viewing Arrangements

Strictly by prior appointment only through the agent Hunters  
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