



Slad Road, Stroud, Gloucestershire, GL5 1RJ

Asking Price £730,000

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A well balanced and presented 1970s detached home, thoughtfully extended and modernised to provide generous family accommodation along with a versatile annexe on the ground floor. Arranged over two floors, the ground level features a spacious lobby and entrance hallway with excellent storage, a dual-aspect sitting room with a feature gas fire, and a formal dining room. The impressive 21'0 x 10'6 kitchen/breakfast room offers contemporary fittings and double doors opening onto the rear garden. The 17'0 x 15'5 annexe (former double garage) currently named as bedroom 5 includes an en-suite shower room and rear access, making it ideal for guests, multi-generational living or perfect for those who need an independent flexible area as a work from home office or therapy room. Upstairs, a generous landing with storage leads to the master bedroom, complete with fitted wardrobes and an en-suite shower room. There are three further double bedrooms, all with fitted wardrobes, a family bathroom, and a study that could easily serve as an additional double bedroom if required. Additional benefits include gas central heating, double glazing, extensive built-in storage, ample parking for several cars on the driveway and delightful views across the Slad Valley. Viewings are by appointment only.





Amenities

The town centre of Stroud offers a comprehensive range of facilities and amenities. These include 5 supermarkets, local speciality stores, the 5 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 within a short walk with direct services connecting with London (Paddington).

Directions

The property can be found on the left along a driveway past the turning with Peghouse Rise and Slade Brook.

Lobby

Double glazed window, radiator, recessed lighting, oak door to bedroom five.

Entrance Hallway

Staircase rising to the first floor, radiator, wood block flooring, under stairs cupboard.

Sitting Room

Log effect gas fire to mantle and hearth, double glazed window and patio door leading to the garden. Double radiator, oak door.



Dining Room

Double radiator, double glazed window to the front aspect, oak and glass door.

Kitchen Breakfast Room

A shaker style range of wall and base units with granite worktops. Built-in Neff double oven and grill, built-in Neff dishwasher, one and a half bowl stainless steel sink unit, six ring gas hob with extractor over. Built-in fridge freezer, Wine rack, tiled floor, double glazed windows with views across the valley. Double glazed French doors, radiator, television point, recessed lighting over sink.

Bedroom 5

Double glazed door to garden with distant view, two double glazed windows, cupboard housing a gas fired boiler, recessed lighting, oak door into shower room.

En-Suite

A white suite comprising: A wide shower cubicle, wash basin with drawers, matching storage cabinet alongside. WC, tiled floor, recessed lighting, extractor, two double glazed windows, chrome heated towel rail.



Landing

Loft hatch, airing cupboard with hot water cylinder, fixed double glazed window. Oak doors to bedrooms and bathroom.

Master Bedroom

Double glazed window to the front, two radiators, oak door, bedside lights, loft hatch, built-in double and single wardrobes, oak door to en-suite.

En-Suite

Comprising a shower, WC, wash basin two storage unit units, shaver light and point, tiled flooring and wall, heated towel rail, opaque double glazed window, extractor.

Bedroom 2

Double glazed windows to the rear and side aspects with valley view, double radiator, built in double wardrobe.

Bedroom 3

Double glazed window to the rear garden, double radiator, built-in wardrobe, oak door.

Bedroom 4

Built-in wardrobe, double radiator, double glazed window, oak door.



Study

Currently used as an office but could be used as a further bedroom. Double glazed window to the rear with valley view, radiator, oak door.

Family Bathroom

A suite comprises: Panelled bath with shower over, pedestal basin, WC, tiled floor and walling, shaver light and point, opaque double glazed window.

Outside

Front Garden/Driveway

A large driveway is able to accommodate several cars with deep well planted mature shrubs, plants and trees. A stepped pathway runs down alongside the bank to the road.

Rear Garden

Boasting a wonderful valley of view with patio and wide electric electrically operated sun awning over. A grassed area extends to the rear with flower and shrub borders, a side patio looks across the valley to the south. A gate leads to the front driveway outside with cold water tap. To the opposite side of the house is a covered open storage area with wooden shed above



incorporating lights and power. Steps from a grassed area lead to a top patio on two levels a further raised grass terrace with a wonderful view across the valley and shrubs alongside .

Tenure
Freehold

Council Tax Band E

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are different from our competitors, call us on 01453 764912 or email us at stroud@hunters.com for a free valuation.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	81
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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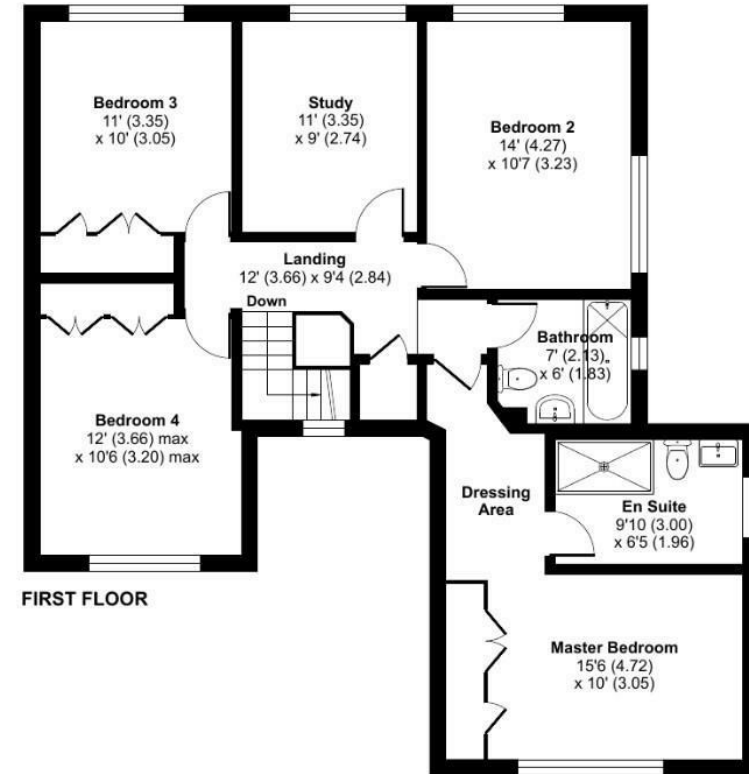
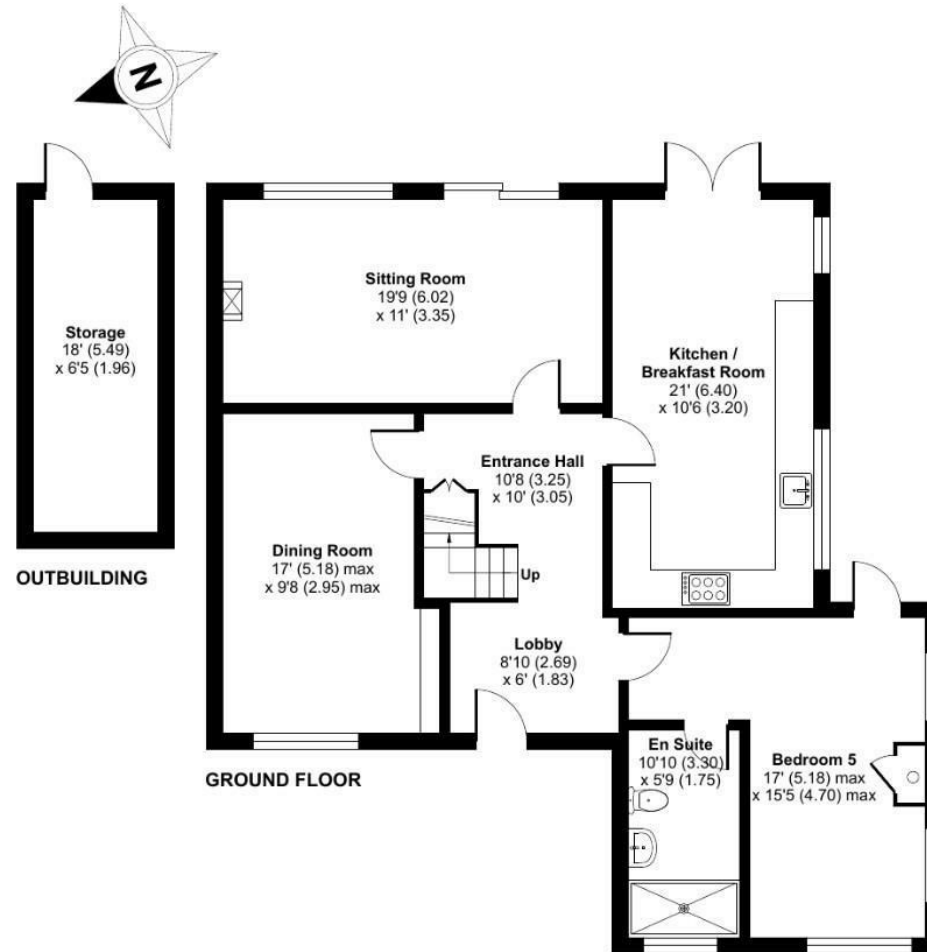
Laburnum House, Slad Road, Stroud

Approximate Area = 2042 sq ft / 189.7 sq m

Outbuilding = 117 sq ft / 10.8 sq m

Total = 2159 sq ft / 200.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Peter Joy Estate Agents. REF: 1075893

Viewing Arrangements

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

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