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Broadstone Close, Barnwood, GL4 3TX | Offers Over £450,000  
Call us today on 01453 764912



### Energy rating and score

This property's energy rating is D. It has the potential to be B.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 81 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 68 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

### 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.



**Hunters Estate Agents are delighted to offer this four bedroom detached family home located in a popular cul-de-sac location in Barnwood. The property comprise of an entrance hall, cloakroom, study, lounge, dining room, kitchen/breakfast room & utility room to the ground floor. The first floor has the master bedroom with en-suite, three further bedrooms & the family bathroom. Further benefits include double garage, off-street parking, front & rear garden and UPVC double glazing.**

#### ENTRANCE HALL

UPVC double glazed entrance door, radiator, phone point and stairs to first floor with cupboard beneath.

#### LOUNGE

19'0" x 12'0"

UPVC double glazed bay window to front, UPVC double glazed windows & french doors to rear, radiator, TV point, ceiling coving and gas fire.

#### DINING ROOM

11'7" x 9'10"

UPVC double glazed bay window to rear, ceiling coving and a radiator.

#### KITCHEN/BREAKFAST ROOM

14'7" x 9'10"

Good range of wall, floor & drawer kitchen units, roll-top work surfaces, drainer stainless steel sink with mixer tap, built-in oven & gas hob, space for dishwasher & fridge/freezer, extractor fan, splashback tiling and UPVC double glazed windows to rear.

#### UTILITY ROOM

6'0" x 5'10"

UPVC double glazed door to side, space for washing machine & tumble dryer, wall-mounted boiler, radiator and splashback tiling.

#### STUDY

7'1" x 9'2"

UPVC double glazed window to front, radiator, TV point and ceiling coving.

#### CLOAKROOM

Low level WC, wash basin, radiator and a UPVC double glazed & frosted window to front.

#### FIRST FLOOR LANDING

UPVC double glazed window to front, radiator and access to loft space.

#### BEDROOM ONE

10'5" x 13'6"

UPVC double glazed window to rear, radiator and fitted wardrobes.

#### EN-SUITE

WC, vanity sink, panelled bath, electric shower, radiator, shaver point, splashback tiling, vinyl flooring and UPVC double glazed window to

#### BEDROOM TWO

10'5" x 10'2"

UPVC double glazed window to rear, radiator, phone point and built-in wardrobes.

#### BEDROOM THREE

8'8" x 12'6"

UPVC double glazed window to front and a radiator.

#### BEDROOM FOUR

8'8" x 12'6"

UPVC double glazed window to front and a radiator.

#### BATHROOM

WC, vanity sink, panelled bath, shower off mains, splashback tiling, vinyl flooring, radiator, UPVC double glazed & frosted window to side and cupboard containing hot water tank.

#### EXTERIOR

The rear garden is mainly laid to lawn. Further benefits include patio area, fenced borders, gated access to front, door into double garage, outside tap and bedding areas.

The front garden is laid to lawn with gated access to rear garden.

#### OFF-STREET PARKING

Parking in front & to the side of the double garage 3+ vehicles.

#### DOUBLE GARAGE

18'4" x 16'3"

Up & over door, power and lighting.

#### TENURE

Freehold

#### COUNCIL TAX BAND

The council tax band is E.

#### AGENT NOTES

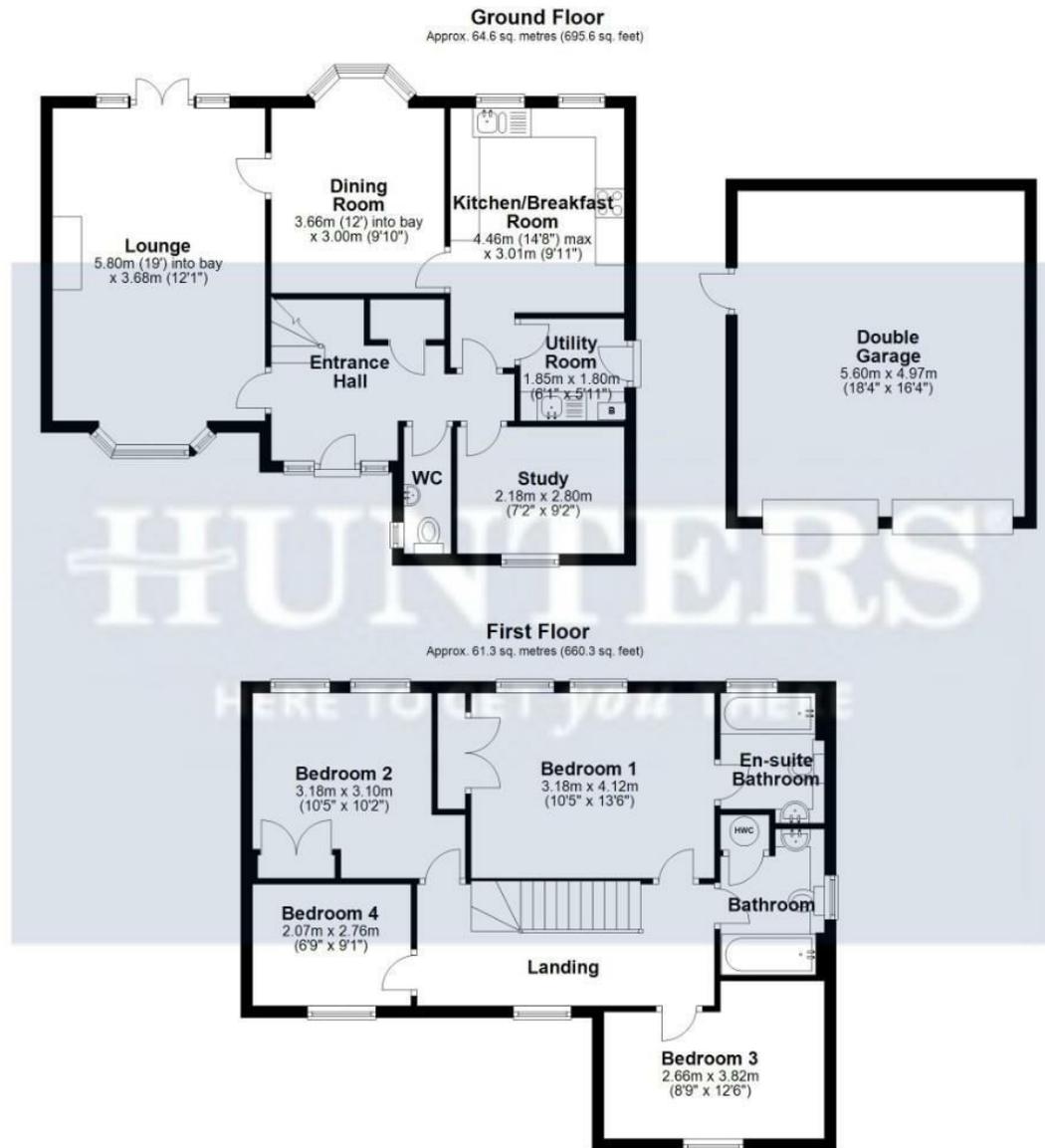
Please note the property has had some structural movement which was caused by overgrown hedges/tree on the council owned land on the right hand side plus an overgrown tree on the left hand side of the property. These hedges/trees have been removed. The property has been professionally monitored for over a year with no further movement has been detected. The property has a certificate of structural integrity.

#### 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.

#### GOLD AT BRITISH PROPERTY AWARDS

We are pleased to announce Hunters Estate Agents in Stroud have won the GOLD award at the British Property Awards 2024. We also won the award in 2023 and 2021. So 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.



Total area: approx. 126.0 sq. metres (1355.9 sq. feet)

Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy.  
Plan produced using PlanUp.

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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