

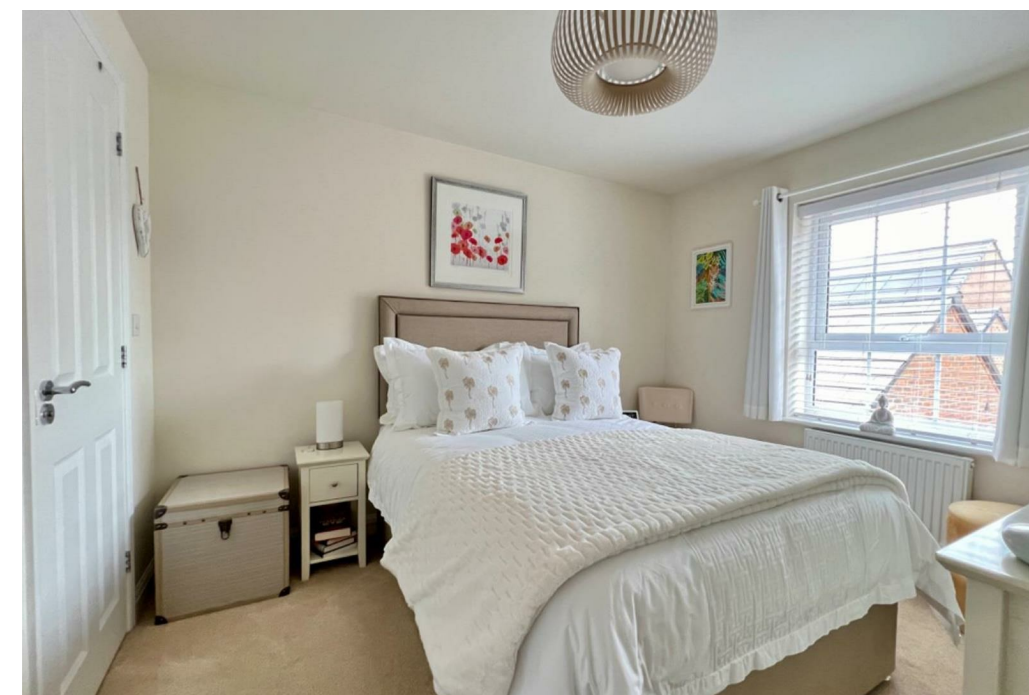


David Butt Close, Great Oldbury, Stonehouse, GL10 3FN

£385,000

4 2 1 B

Hunters are delighted to offer this recently built 4 bedroom detached house built by David Wilson Homes approximately 2 years ago. The property is still under the majority of the NHBC guarantee and briefly comprises to the ground floor: An entrance hallway, kitchen/dining room with many fitted appliances and utility cupboard, a sitting room to the front and downstairs WC. The first floor landing leads to 4 bedrooms, the master bedroom benefiting from an en-suite shower room. Not forgetting of course the main family bathroom. The property also benefits from an enclosed majority lawned garden with seating areas and a large 20ft single garage with parking in front. Located to the start of the Great Oldbury development and well placed for easy access to the M5. Viewings by appointment only.



Hunters Stroud GOLD Award Winners

We are pleased to announce HUNTERS STROUD won the GOLD award AGAIN at the BRITISH PROPERTY AWARDS this year! 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 for a free valuation.

Directions

From The M5 Junction 13 take the Stroud road to the roundabout. Take the first left into Great Oldbury, then left into Alfred Underwood way, where David Butt Close can be seen on the right with the house towards the top on the left.

Hallway

Staircase, radiator, double glazed part glazed front door, storage cupboard extending under stairs, laminate flooring.

Cloakroom

In white comprising a WC, pedestal basin, radiator, opaque double glazed window, laminate flooring.

Sitting Room 16'1" x 10'2"

Double glazed window to the front, two radiators.

Kitchen Dining Room 18'4" max x 14'0" max

A modern gloss white range of wall and base units with grey worktops over. Stainless steel sink, space for fridge freezer. Dishwasher space (possibly available by negotiation), five ring gas hob with stainless steel extractor hood and splashback behind, fan assisted double oven and grill, two radiators, double glazed window and double glazed French doors to the rear garden. There is also a utility cupboard with a wall mounted gas fired boiler, power points, worktop, plumbing for a washing machine, there is a space for a tumble dryer (possibly available by negotiation, extractor.

Landing

Double glazed window, double linen/storage cupboard, radiator, loft access.

Bedroom 1 10'6" x 9'2"

Double glazed window to the rear, radiator, door to ensuite shower room.

Ensuite Shower Room

A white suite comprises a wide shower cubicle, WC, pedestal wash basin, opaque double glazed window, heated towel rail in chrome, extractor.

Bedroom 2 11'7" x 9'2"

Double glazed window to the front, radiator.

Bedroom 3 9'0" x 7'1"

Double glazed window to the front, radiator.

Bedroom 4 9'0" x 6'8"

Double glazed window to the rear, radiator.

Bathroom

A white suite comprises a panelled bath, WC, pedestal wash basin, opaque double glazed window, heated towel rail in chrome, extractor.

Outside

Front Garden

Various shrubs and plants can be found, canopy porch and driveway to side.

Rear Garden

An enclosed garden can be found with paving adjacent to the house, gate to driveway, cold water tap and double power point. The bulk of the garden is laid to lawn with stepping stones leading to a shingle seating area, additional shingle areas can be found to the left-hand side and rear.

Garage & Driveway 20'3" x 10'8"

A good sized single garage with light, power and eaves for storage. In front of the garage is a driveway measuring circa 42 ft with gas and electric metres to the left and gates leading to the rear garden.

Tenure

Freehold. There is a small annual maintenance charge for grounds maintenance on the development.

Council Tax Band

Eastington Parish D

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.

Tenure: Freehold
Council Tax Band: D



- Recently Built By David Wilson Homes
- 4 Bedroom Detached House
- En-suite & Family Bathrooms
- Sitting Room
- Kitchen Dining Room
- Utility Cupboard
- 20ft Garage & 2 Car Driveway
- Enclosed Rear Garden
- EPC Band B(84)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	84	94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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.

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.