



HUNTERS[®]
HERE TO GET *you* THERE

Festival Road, Stonehouse | Asking Price £330,000
Call us today on 01453 764912



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	71	
(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	

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 Stroud are delighted to offer this incredible extended and much improved 3 bedroom property which is now completely unrecognisable from the original build. As you enter you are welcomed by a large hallway which gives access to the rear garden and a downstairs shower room with WC. An opening into an inner hallway gives access to the sitting room and fabulous kitchen dining/ family room to the rear which overlooks the rear garden. To the first floor: 3 bedrooms, the master bedroom benefiting from a light and bright en-suite shower room not forgetting the main family bathroom. Access from the landing leads to a useful tall loft for storage. The garden faces south-westerly and has a flexible outbuilding, currently used as a gym with full width storage behind. Viewings are by appointment only.

Hunters GOLD Award Winners

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 for a free valuation.

Amenities

Stonehouse facilities include a Post Office, Supermarket, Primary & Secondary Schools, Public Houses & a variety of other shopping facilities. Wycliffe College & the Wycliffe Junior School are private schools which cater for all ages. The main line railway station provides local services to Gloucester, Cheltenham & Stroud as well as Intercity trains to London (Paddington). Open countryside & the Cotswold Hills are close at hand whilst roads provide access to major local centres & the M5, 2.5 miles away, for those needing access to Bristol, the South West & the Midlands.

Entrance Hallway & Inner Hall

A welcoming entrance hall with cupboard on the left housing the consumer unit and electric meter. Vinyl flooring, double glazed composite front door with glass panel alongside, double glazed door to the rear garden, recessed lighting. Under stairs cupboard, staircase with automatic sensor controlled LED lighting, designer radiator.

Shower Room/WC

Boasting a modern white suite to include a shower cubicle with tiled wood effect surround, wash basin with tiled matching splash back, mirror with light over. WC, opaque double glazed window, chrome heated towel rail, copper coins set in a resin floor.

Sitting Room

Feature brick wall, recess and provision for a flat screen television, designer radiator, double glazed window to the front garden, built-in electric fire under TV recess.

Kitchen Dining/Family Room

A Wonderful space looking onto the garden with wood effect flooring. A range of shaker style wall and base units with oak effect worktops over. Space for an electric cooker, space for fridge freezer. Integral dishwasher, breakfast bar with storage beneath, 1 1/2 bowl stainless steel sink unit, wine rack, recessed lighting, roof lantern and a designer radiator. There is also a utility cupboard with plumbing for washing machine and space for a tumble dryer above. wide French doors with glass panels either side lead to the rear garden.

First Floor Landing

Wooden fold down loft ladder into loft space, oak doors lead to the bedrooms and bathroom.

Master Bedroom 1

Fitted wardrobes with drawers and hanging space and shelving. Door to ensuite, radiator, double glazed window to the rear. Underfloor heating controls for the bathroom and en-suite.

Ensuite

Modern white suite comprising a walk-in shower with waterfall tap and shower handset. Twin wash basins with storage beneath, oval mirrors with lighting, recessed lighting, part tiled walling, double glazed window, linen storage shelves as you enter. Extractor, under floor heating and a tiled floor.

Bedroom 2

Recess with power point for a television, radiator, double glazed window to the front.

Bedroom 3

Fitted wardrobes with drawers, hanging space and shelving. Double glazed window to the front, radiator.

Bathroom

Comprising a modern three piece suite to include a wash basin with storage beneath, WC, panel bath with central waterfall tap and shower handset. Chrome heated towel rail, tiled flooring, opaque double glazed window, extractor.

Outside

Driveway

There is a tarmac driveway providing parking for many vehicles.

Rear Garden & Outbuilding

Boasting a south-westerly aspect with patio adjacent to the house and a matching pathway leading to the versatile outbuilding which is currently used as a gym with full width storage area behind. To the rear of the garden, some composite decking and grassed areas either side of the pathway. There are hot and cold water taps on the back wall of the house.

Outbuilding

There are currently two areas with a full width storage area with shelving and recessed lighting to the rear. The room to the left as you walk in has a double glazed window to the front with power and recessed lighting. The main area as you walk in has a double glazed window to the front, entered via double glazed French doors, recessed lighting, power and opening into the store area.

Tenure

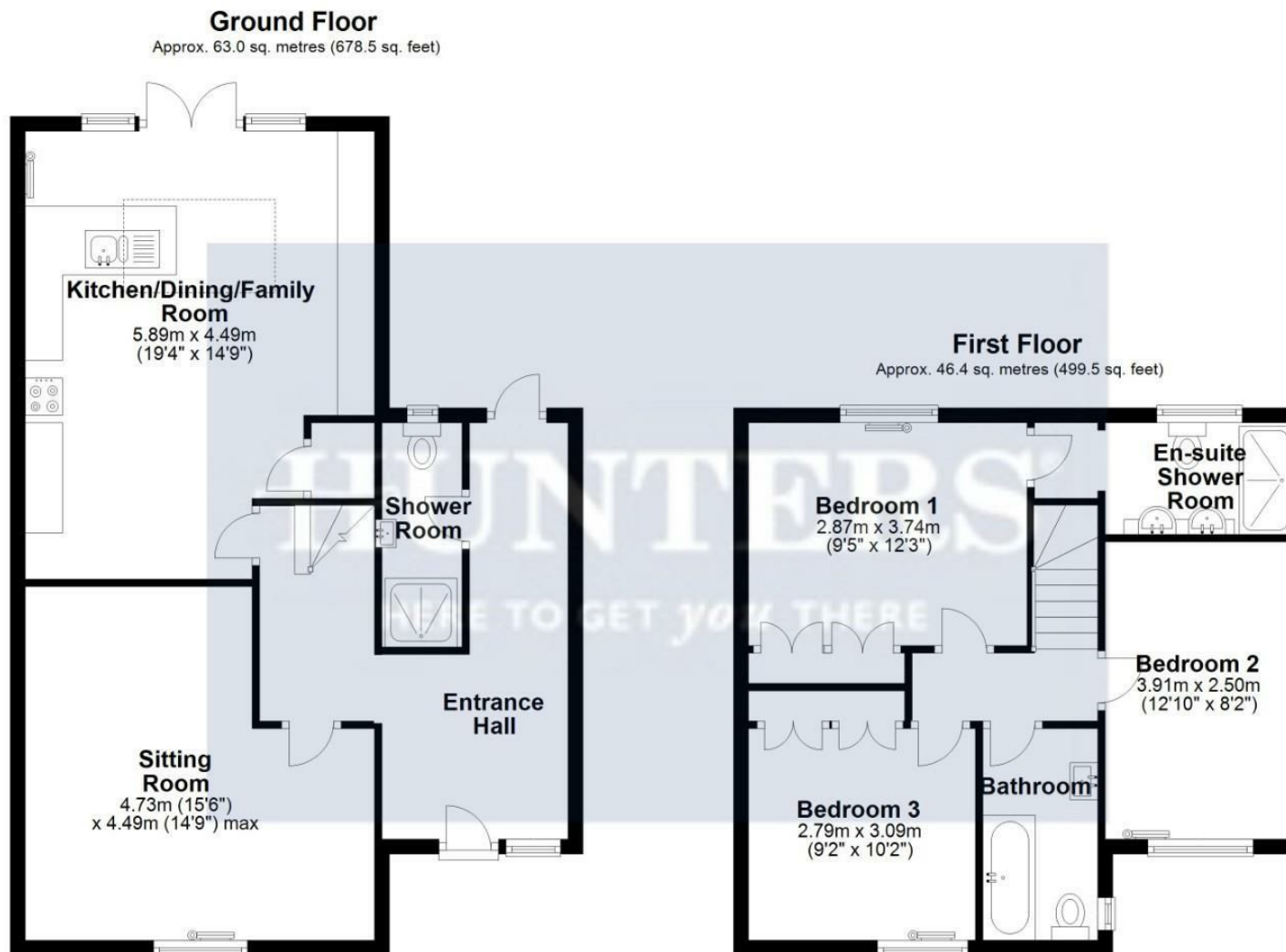
Freehold

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 A



Total area: approx. 109.4 sq. metres (1178.0 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.

21 Festival Road, STONEHOUSE

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.

1 John Street, Stroud, GL5 2HA | 01453 764912 | stroud@hunters.com

HUNTERS®
HERE TO GET *you* THERE