

# HUNTERS®

HERE TO GET *you* THERE



## Mill Farm Drive

Stroud, GL5 4JZ

Asking Price £345,000



Council Tax: C



# 27 Mill Farm Drive

Stroud, GL5 4JZ

Asking Price £345,000



## Description

Hunters Estate Agents Stroud are delighted to offer to the market this charming three-bedroom chalet-style bungalow/house, situated on a sought-after residential road. The property is well presented throughout, although needing some updating, the property offers an exciting opportunity for buyers to modernize and create a home tailored to their own tastes. Externally, the property boasts mature gardens that provide a delightful backdrop, together with a garage and driveway parking, ensuring convenience and practicality. Internally, the accommodation is thoughtfully arranged, beginning with an inviting entrance hallway that leads to a sitting room, a functional kitchen, a double bedroom, and a family bathroom. A separate dining room provides an ideal space for entertaining and features a staircase rising to the first floor. Upstairs, 2 further bedrooms can be found, along with a shower room, offering flexibility for family living. Ample eaves storage enhances practicality, while the elevated position of the property allows for wonderful views across to Selsley, adding to its appeal. This home combines generous proportions with a desirable location, making it a rare opportunity for buyers seeking a property with scope to update and enjoy for years to come.

## Amenities

The historic town of Stroud and meeting point of the 5 valleys is a well-known Centre for arts and crafts as well as its weekly Farmers Market just along from our office; recently voted the best in the country. An annual textile festival is held in the town as well as various exhibitions at the Subscription Rooms and at The Museum In The Park. Stroud is served by 3 major supermarkets including Waitrose and Tesco and has state Grammar Schools, for boys and girls, and Archway School, a mixed sex Comprehensive Secondary School. Nearby are several Independent Schools such as Beaudesert Park School in Minchinhampton, Wycliffe College in Stonehouse and the prestigious Cheltenham College and Cheltenham Ladies College are approximately 30 minutes away. There are also some great primary schools including, Stroud Valley Primary School which is just along the road. Uplands Primary School which is in Stroud, Rodborough Common Primary

school and Minchinhampton Primary School both within a short drive from the property. Stroud has good transport links with London Paddington only 90 minutes (approx.) by train and Bath and Bristol circa 45 minutes by car. The M5 and M4 links take you East, West, North and South, ideal for commuters and those family weekends away.

## Directions

From the Cainscross roundabout, proceed up Paganhill Lane under the railway bridge. Turn left into Mill Farm Drive, the property will be found along on the right hand side.

## Hunters Stroud 4 x 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.

## Hallway

Laminate flooring, radiator, double glazed front door with panel along side. Airing cupboard, central heating timer controls. Door too.....

## Kitchen

A selection of light oak wall and base units with worktops over space for a slot in electric cooker, integrated dishwasher, stainless steel sink, space for a fridge freezer, extractor hood, plumbing for washing machine, triple glazed window to the front, double glazed door to side porch. Radiator.

## Side Entrance Porch

Door to garage, tap and door to kitchen.

## Sitting Room

Wide triple glazed bay window, coal effect Gas fire with back boiler and plinths extending to the side, radiator.

## Dining Room

Double glazed patio door, wide double glazed window, two radiators, staircase rising to the first floor landing.

## Bedroom 1

Double glazed window to the rear, built-in mirror front of wardrobe, radiator, coving.

## Bathroom

Comprising a coloured suite to include a panelled bath with a mixer tap and shower handset. Pedestal basin, WC, tilt and double glazed window, extractor, shaver light and point, two heated towel rails.

## First Floor Landing

Double glazed tilt and turn window, walk in eaves storage, radiator, deep shelved storage cupboard to the far end.

## Bedroom 2

Wide double glazed window to the front with views towards Selsley, radiator.

## Bedroom 3

Double glazed window to the front with views towards Selsley. Radiator, access to eaves storage.

## Shower Room

With coloured suite comprising a corner shower cubicle, WC, pedestal basin, radiator, opaque double glazed window, fan heater.

## Outside

## Garage & Driveway

There is a good sized single garage with electrically operated roller door, light and power. Single glazed window to the rear and a double glazed door leading to the rear garden. Additional parking can be found on the driveway for several cars.

## Front Garden

Located to the front of the property is a stepped pathway alongside the driveway and a well tended front garden with various shrubs and plants incorporated.

## Rear Garden

To the rear and established garden with wide patio adjacent to the property. Steps lead up to a grassed area of garden with a vegetable bed and various shrubs and plants. Towards the rear is a pond, wooden shed and silver birch, variegated holly and copper beech trees.

## Tenure & Council Tax Band

Council Tax Band C. Tenure is 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.



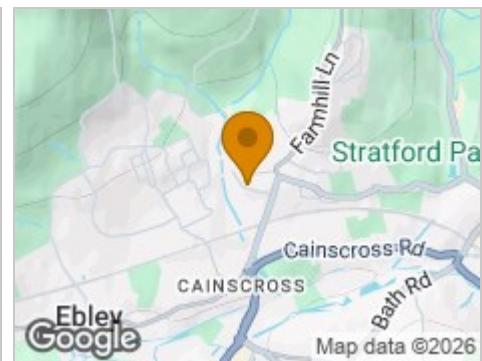
## Road Map



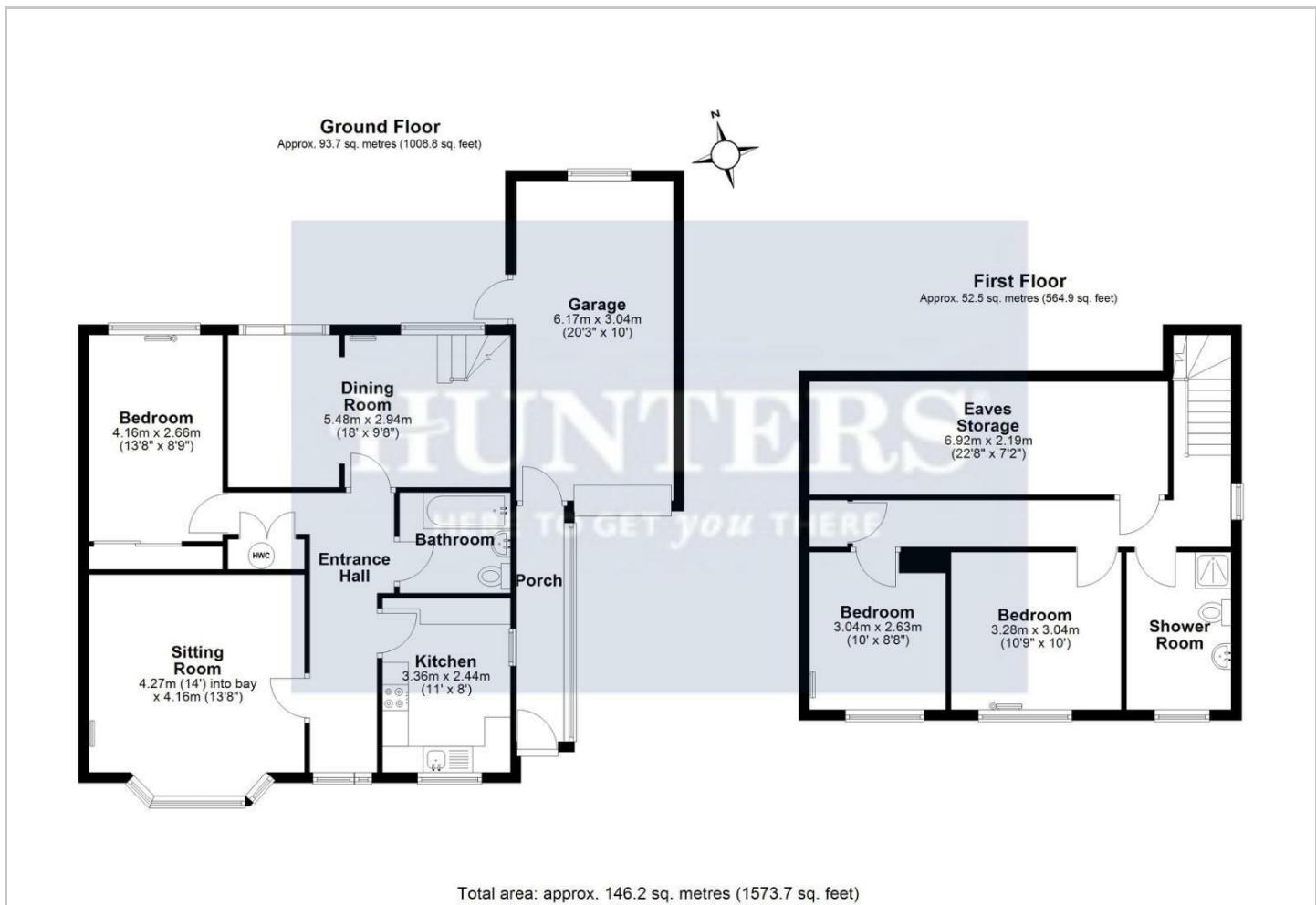
## Hybrid Map



## Terrain Map



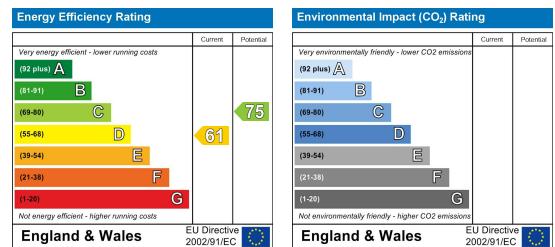
## Floor Plan



## Viewing

Please contact our Hunters Stroud Office on 01453 764912 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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.