



**Samuel Reynolds Close, Stonehouse, Gloucestershire, GL10 3SE**  
**Asking Price £565,000**

**HUNTERS<sup>®</sup>**  
**EXCLUSIVE**





# Samuel Reynolds Close, Stonehouse, Gloucestershire, GL10 3SE

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NO ONWARD CHAIN! Hunters are delighted to offer this immaculately presented four bedroom detached house built only a few years ago within this popular development built by Redrow Homes. This Canterbury design house benefits from the remainder of the NHBC guarantees occupying a corner plot in this small close. Laid out over 2 floors this is ideal for families looking to upsize and the downsizer who wants that extra space for guests. A welcoming hallway leads to a cloakroom and a sitting room overlooking the rear garden. To the right is the open-plan kitchen/dining room with an impressive sage coloured fitted kitchen and French doors leading to the garden. To the left of the hallway a study. There is also a utility room with a door leading to the garden. To the first floor is a master bedroom with built in wardrobes and en-suite shower room. There are 3 further bedrooms and the main family bathroom. All bedrooms have fitted wardrobes. The rear garden enjoys a sunny aspect and is laid to patio and lawn. A double garage is next to the house with a 2 car driveway in front. Viewings by appointment only.







#### DIRECTIONS

From Jct 13 of the M5, head towards Stroud. At the roundabout, enter into the development where and proceed along Great Oldbury Drive where Samuel Reynolds Close can be found into the development on the right.

#### HALLWAY

Staircase, tiled wood effect flooring, radiator, doors leading to...

#### WC

A white suite comprising wash basin with storage cupboard beneath, WC, radiator, half tiled walls, opaque double glazed window, recessed lighting, tiled effect wood floor.

#### STUDY

2.92m x 2.46m into bay (9'7" x 8'1" into bay)

Measured into the bay window. Radiator, double glazed window and blinds to the front aspect.

#### SITTING ROOM

4.93m max x 4.34m (16'2" max x 14'3" )

Double glazed French doors and glass panels looking onto the garden, double radiator, double doors leading to the kitchen dining room.



#### KITCHEN DINING ROOM

7.24m max x 4.57m max (23'9" max x 15'0" max)

L-shaped. A selection of sage coloured wall and base units with Silesstone worktops over. Incorporating and under hung 1 1/2 bowl sink with mixer tap, pull-out larder cupboard, built-in appliances to include an electric induction hob with stainless steel extractor hood over. Electric double oven and grill, integrated dishwasher and fridge freezer, wood effect tile flooring, recessed lighting, two radiators, double glazed window, double glazed French doors with glass panels alongside looking onto the garden, double doors to the sitting room, under stairs cupboard.

#### UTILITY ROOM

2.34m x 1.63m (7'8" x 5'4")

A selection of sage coloured wall and base units with Silestone worktops, underhung sink. Space and plumbing for washing machine, space for a tumble dryer, wood effect tiled flooring, double glazed door to the garden, loft access, radiator, thermostat, wall mounted extractor.

#### FIRST FLOOR LANDING

Radiator, airing cupboard with hot water cylinder, loft access, doors to bedroom and bathroom.



#### MASTER BEDROOM

3.68m to wardrobes x 3.43m (12'1" to wardrobes x 11'3")

A range of fitted wardrobes with hanging and storage shelf. Radiator, double glazed bay window to the front aspect, thermostat, door to the ensuite shower room.

#### ENSUITE SHOWER ROOM

2.64m max x 1.91m max (8'8" max x 6'3" max)

A white suite comprises a shower cubicle, WC, wash basin, fully tiled walling and flooring, opaque double glazed window, shaver point, heated chrome towel rail, recessed lighting.

#### BEDROOM 2

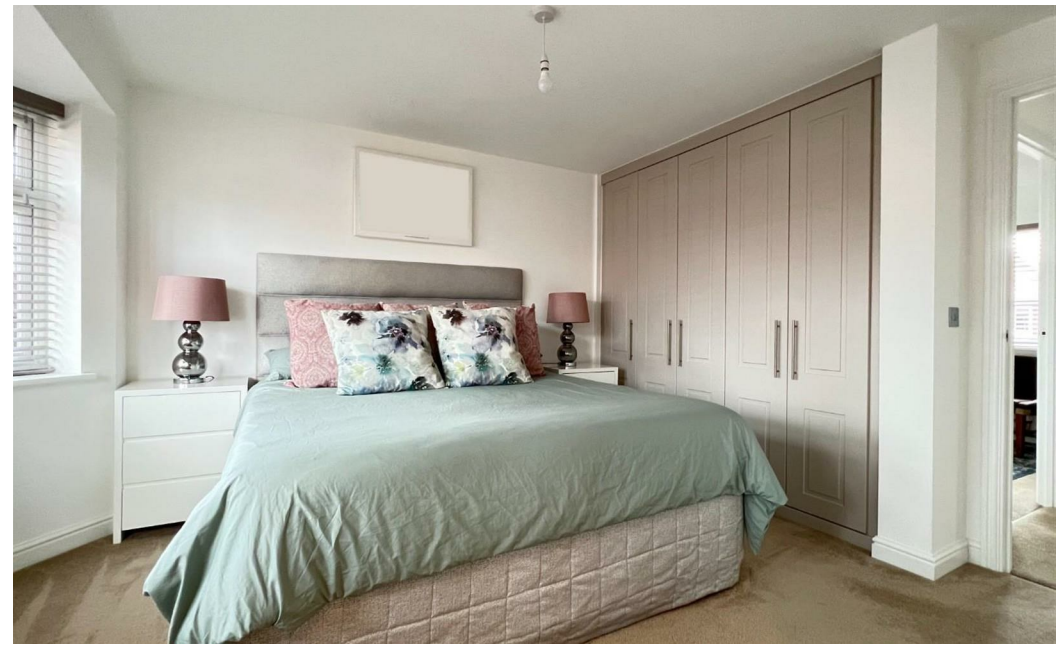
3.89m max x 3.51m (12'9" max x 11'6")

Fitted wardrobes with hanging rail and shelf, radiator, double glazed window to front aspect.

#### BEDROOM 3

2.84m x 2.46m to wardrobe (9'4" x 8'1" to wardrobe)

Double glazed window to the rear garden, radiator, smoked glass fitted wardrobe with hanging rail and shelf.



#### BEDROOM 4

2.90m x 2.34m to wardrobe (9'6" x 7'8" to wardrobe)

Double glazed window to the rear aspect. Radiator, smoked glass fitted wardrobe with hanging rail and shelf.

#### FAMILY BATHROOM

2.64m x 1.73m (8'8" x 5'8")

A White bathroom suite comprises panel bath with shower over, wash basin to storage unit, WC. Opaque double glazed window, fully tiled walling and flooring, shaver point, heated towel rail in chrome.

#### OUTSIDE

##### FRONT GARDEN & DRIVEWAY

Located in front of the property and double garage is a two car driveway. Also, a small grassed area and area laid to bark, infant shrubs, pathway leading to the rear of the garage and garden, further pathway to the left-hand side of the house into the rear garden, two security lights.

##### DOUBLE GARAGE

5.28m x 5.18m (17'4" x 17'0")

A wide up and over door, power and light, eaves for storage, wall mounted gas fired boiler.





## REAR GARDEN

Enclosed garden which is laid to lawn with a wide patio adjacent to the property. There is a double Power Point and a side pathway with tap leading to the utility room door and gate. There is a further side access gate to the opposite side of the property and the garden is bound by a fenced surround.

## MANAGEMENT FEE

There is a management on the development which all properties have to pay. We are waiting for confirmation on the price.

## COUNCIL TAX BAND

Eastington Parish Band F.



## TENURE

Freehold.

## FREE VALUATIONS

Hunters are one of the UK's leading estate agents with over 200 branches throughout the country. You can arrange your valuation on-line by visiting [www.hunters.com](http://www.hunters.com) to reserve your space or call us on 01453 764912. Pay us on results, no sale, no fee!

## SOCIAL MEDIA

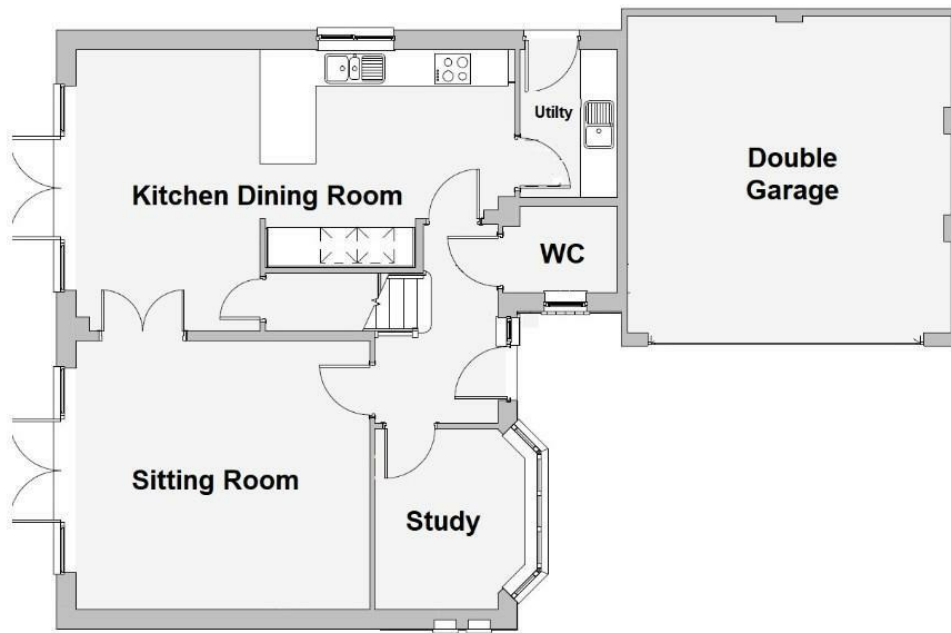
Like and share our Facebook page (@HuntersStroud) & Instagram Page (@hunterseastroud) to see our new properties, useful tips and advice on selling/purchasing your home.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>94</b> |
| (81-91) <b>B</b>                            | <b>85</b>               |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

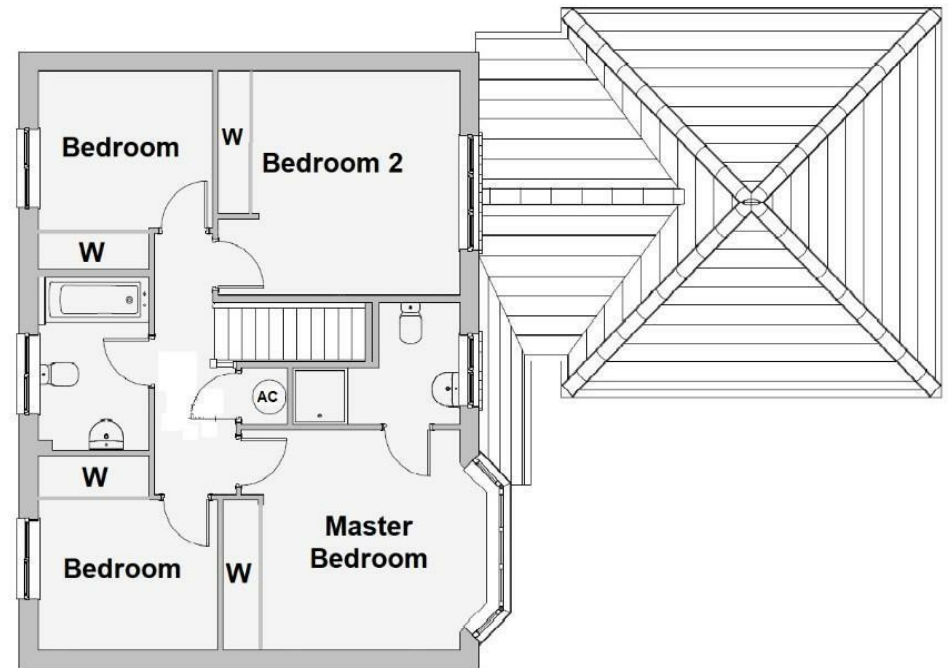
## DISCLAIMER

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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**Ground Floor**



**First Floor**

**Viewing Arrangements**

Strictly by prior appointment only through the agent Hunters  
 01453 764912 | Website: [www.hunters.com](http://www.hunters.com)

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