

# HUNTERS®

HERE TO GET *you* THERE



## Folly Rise

Stroud, GL5 1UX

£335,000



Council Tax: C





# 1 Folly Rise

Stroud, GL5 1UX

£335,000



## Description

Located in a sought-after area of Stroud, this beautifully presented 3-bedroom semi-detached home on Folly Rise offers a harmonious blend of comfort, style, and practicality. Thoughtfully improved over the years, the property boasts a series of modern upgrades including a replacement boiler, a contemporary bathroom, a sleek kitchen installed approximately two years ago, and a revitalised garden room—perfect for year-round enjoyment.

Step through the entrance porch into a welcoming sitting room, which flows seamlessly into a spacious dining area with built in storage bench—ideal for entertaining or relaxed family meals. The adjoining kitchen is a standout feature, with clean lines, modern fittings, and direct access to the garden room, creating a versatile space that connects indoor and outdoor living. Upstairs, you'll find three well-proportioned bedrooms and a stylish, recently updated bathroom. Elevated views from the upper floor add a touch of tranquillity, capturing the charm of the surrounding area. Outside, the south-facing garden is a suntrap—perfect for summer gatherings, gardening, or simply unwinding. The property also benefits from off-road parking for two vehicles, adding convenience to its appeal.

## Amenities

Folly Rise is convenient for town, there is therefore easy access to the comprehensive shopping and leisure facilities in Stroud as well the mainline rail link to London Paddington. Selsley Common & Rodborough Common also provides ideal dog walking territory along with options for other leisurely pursuits. There are local schools such as Uplands

Community Primary and The Rosary Catholic Primary School, also, Gastrells Primary School and Rodborough Community Primary School, Marling Grammar School and Stroud High School for girls.

## Porch

Recently fitted composite front door, tiled floor, tube heater, double glazed window, coving, door to sitting room.

## Sitting Room

Double glazed window to the front, encased radiator, under stairs cupboard with Worcester combination gas fire boiler and consumer unit. Concealed staircase to the first floor, opening to dining room.

## Dining Room

Bench seat with storage within, coving, patio door to garden room.

## Kitchen

A modern shaker style kitchen with wall and base units. Smeg induction hob and electric oven, matching extractor hood over. Plumbing for washing machine, space for fridge freezer, space and plumbing for a slimline dishwasher, Ceramic sink with mixer tap, tiled flooring, double glazed window, plenty of power points.

## Garden Room

Double glazed window and French doors to the garden. Roof window with the blind, recessed lighting tiled floor, radiator.

## Landing

Double glazed window over the staircase, view to fields, access to loft via a pull down ladder, majority boarded loft with light, doors to bedrooms and bathroom.

Tel: 01453 764912

### Bedroom 1

Double glazed window to the front, radiator, laminate flooring, coving.

### Bedroom 2

Double glazed window to the rear with distant views, laminate flooring, coving.

### Bedroom 3

Double glazed window to the front, radiator, coving.

### Bathroom

A colourful bathroom with a tiled panelled bath with waterfall tap, shower over. Circular bowl wash basin to vanity storage, WC, double glazed window, heated towel rail, tiled floor, extractor.

### Outside

#### Gardens

To the front: Recently landscape steps and path to the door with matching planters either side. Area laid to stones, infant lavender hedge. The rear, a south West facing garden with patio area, pergola and vine over. Various trees to include pear, apple and rose bushes. Outside tap, grassed area, double power point, small pond and strawberry patch. Access to driveway.

### Driveway

A wide double driveway which is currently part divided by a low fence and gate can provide parking for two cars. Area for shed. Access to rear garden.

### Tenure

Freehold

### Council Tax Band

Band C

### 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.

### Hunters Stroud GOLD Award Winners

We are pleased to announce Hunters Estate Agents in Stroud have won the GOLD award at the British Property Awards again in 2025. We also won the award in 2024, 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.





Road Map



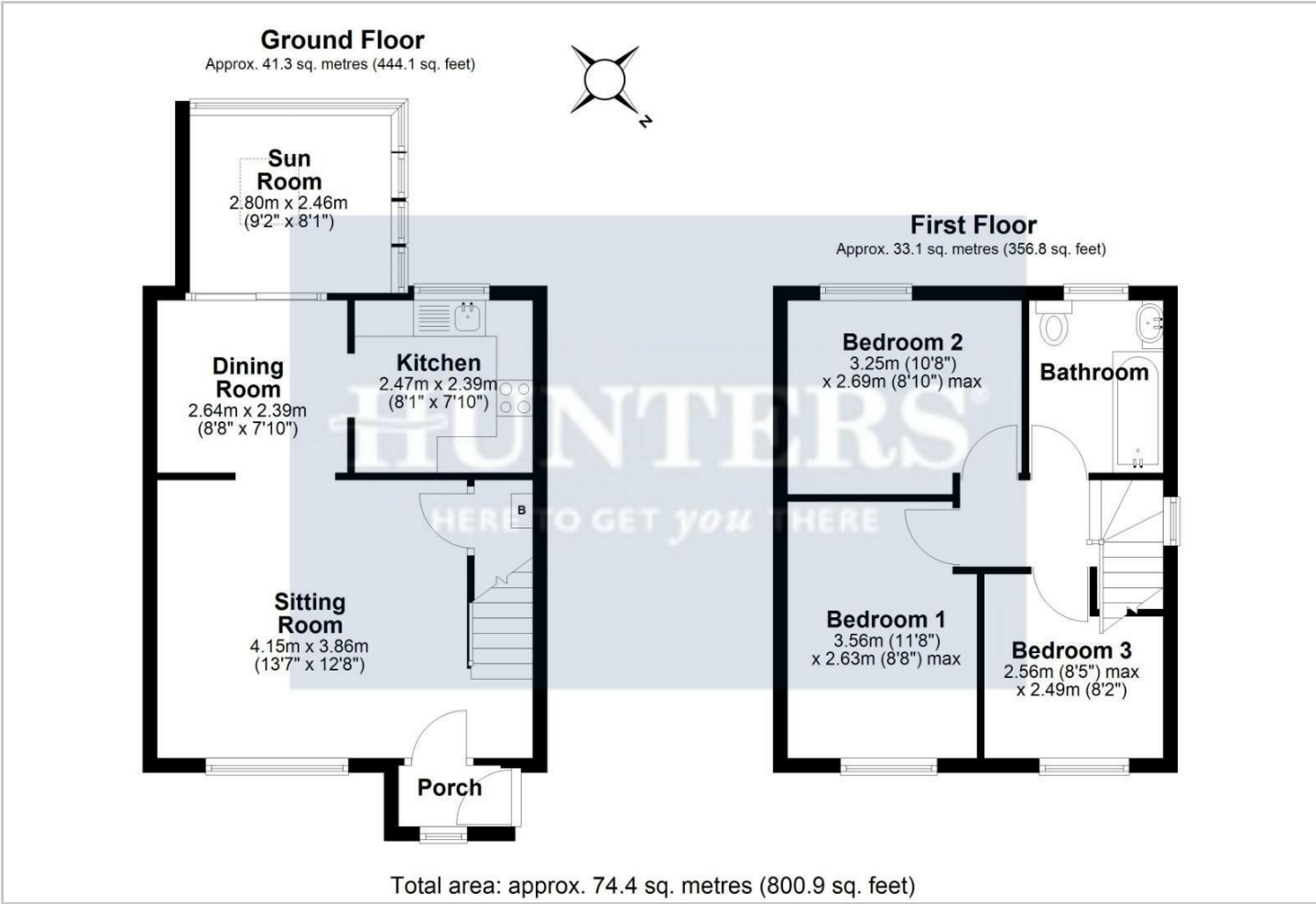
Hybrid Map



Terrain Map



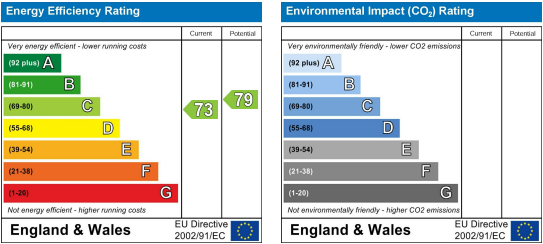
Floor Plan



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.