ESTATE AGENTS
OF
GLOUCESTERSHIRE

23

STONEHOUSE, GL10 2AL

Guide price £345,000

- Three-bedroom semi-detached home on a generous corner plot in popular Bridgend cul de sac location.
- Well cared for, excellent scope to update & modernise
- Well-proportioned sitting/dining room with study off
- Ground floor bedroom one, ideal for buyers seeking flexible living or sleeping space
- OFFERED TO THE MARKET WITH NO ONWARD CHAIN
- Flexible accommodation arranged over two floors
- Fitted breakfast kitchen looking to the garden, door to outside
- Ground floor shower room, plus two further double bedrooms to the first floor

Description

Set within a popular cul-de-sac in Bridgend, on the edge of Stonehouse, this semi-detached home enjoys a generous corner plot with established gardens wrapping around the property. The setting offers a lovely sense of space, with a wide frontage, driveway parking and access to the garage, while the position remains well placed for Stonehouse town centre, the Stroudwater Canal and the railway station, which provides direct links to London Paddington. The approach to the property is welcoming, with a driveway leading towards the house and garage. The front garden is attractively arranged with gravelled areas, planted borders and mature greenery, creating a pleasant first impression before stepping inside.

The entrance porch opens into the hallway, with doors to fitted breakfast kitchen, sitting/dining room, bedroom one and the shower room. To the front of the property is bedroom one, a generous ground floor room overlooking the garden. This room offers excellent flexibility, its size and position also allow it to be used as an additional reception room, depending on the needs of the next owner. The ground floor accommodation is completed by a shower room, fitted with a shower enclosure, wash hand basin and WC. The room is conveniently positioned off the hallway and provides practical facilities for both everyday use and guests.

Also positioned off the hallway is the fitted breakfast kitchen, which sits at the heart of the ground floor layout. The kitchen is fitted with a range of wall and base units, work surfaces, sink and space for appliances. There is room for a dining table, making this a practical kitchen and breakfast area for day-to-day living. A window looks out towards the garden, while the layout gives a good connection through the home.

To the rear of the property, the sitting/dining room is a comfortable and well-proportioned reception space, with a wide window drawing in natural light. This is a versatile room, well suited to everyday living and relaxing, with a study positioned off to one side. The study offers a useful additional space, ideal for working from home, reading, hobbies or occasional guest use, depending on requirements.

From the hallway, stairs rise to the first floor landing, where there are two further bedrooms. Bedroom two is the larger of the two upstairs rooms and enjoys a bright outlook, with built in wardrobes. Bedroom three is another double room with restricted height by the eaves and a built in wardrobe, both have windows looking out across the gardens. The first floor layout adds useful flexibility to the home and makes the property well suited to a range of buyers.

The outside space is a real feature of the property. The home sits on a generous corner plot, with established gardens wrapping around the front, side and rear. The frontage provides driveway parking, along with access to the garage, offering useful storage, parking or workshop potential.

The garden measures an impressive 0.13 of an acre, is well arranged and enjoys a good degree of space, with lawn, planted borders, mature hedging and seating areas. A paved patio provides a pleasant spot for outdoor dining and relaxing, with a timber pergola adding further interest to the garden. There are also raised vegetable beds, a greenhouse and a shed, making the garden ideal for those who enjoy growing, gardening or spending time outdoors. The combination of lawn, planting, productive garden areas and practical storage gives the outside space a lovely balance of usability and charm.

The property would suit buyers looking to update and modernise a home to their own taste. That said, it has clearly been well cared for over the years and offers excellent potential. The generous corner plot is a particular feature, giving a wonderful sense of space and scope for the next owner to make the most of the setting, subject to any necessary consents.
AGENTS NOTE
Please note that the property is empty and we have shown some images for you to see what the property could look like with furniture in.

Location & Amenities

Bridge End is well placed for Stonehouse town centre, where a range of everyday amenities can be found, including shops, cafés, pubs, takeaways, supermarket facilities, a library, doctors' surgeries and dentists. The area is also served by local schools, including primary schooling, Maidenhill School and Wycliffe College. Popular Italian restaurant La Campagna and Indian restaurant Zaika, are well loved and bring in customers from out of town.

For commuters, Stonehouse railway station offers useful rail connections towards Stroud, Gloucester, Cheltenham, Swindon and London Paddington, while the A419 provides convenient access towards Stroud, Cirencester, the A38 and M5 motorway.

The surrounding area is well suited to those who enjoy the outdoors, with nearby access to the Stroudwater Canal, local footpaths and the canal and rail trail linking Stonehouse and Stroud. This makes the location a practical choice for day-to-day living, commuting and enjoying the local countryside.

The outside space is a real feature of the property. The home sits on a generous corner plot, with established gardens wrapping around the front, side and rear. The frontage provides driveway parking, along with access to the garage, offering useful storage, parking or workshop potential.

The rear garden boasts a level 0.13 of an acre, and is well arranged with lawn, planted borders, mature hedging and seating areas. A paved patio provides a pleasant spot for outdoor dining and relaxing, with a timber pergola adding further interest to the garden.

There are also raised vegetable beds, a greenhouse and a shed, making the garden ideal for those who enjoy growing, gardening or spending time outdoors. The combination of lawn, planting, productive garden areas and practical storage gives the outside space a lovely balance of usability and charm.

Useful Information

Tenure: Freehold.
Viewing arrangements: Strictly by appointment through AJ Estate Agents.
Fixtures and Fittings: Some items mentioned within the sales particulars are included, all others are specifically excluded. They may be available by separate negotiation.
Local Authorities: SDC. Council Tax Band B and EPC rating B

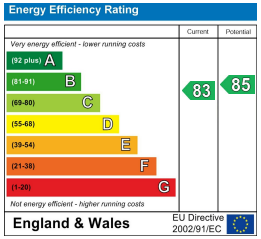
Directions

From Junction 13 of the M5, take the exit signposted for Stroud and Stonehouse, joining the A419. Continue along the A419 towards Stonehouse, then at the roundabout take the exit for Stonehouse. Follow the road into Stonehouse, continuing through the town and towards Bridgeend. Turn into Downton Road, then continue along before turning into Whitefield Close. Follow the close around, where number 23 will be found within the cul-de-sac, as denoted by the board which is located along the road side on the hedge///joke.workloads.kite

Approximate Gross Internal Area 1125 sq ft - 105 sq m
(Excluding Garage)
Ground Floor Area 738 sq ft – 69 sq m
First Floor Area 387 sq ft – 36 sq m
Garage Area 244 sq ft – 23 sq m

PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



01453 703303
homes@ajeaglos.co.uk
www.ajeaglos.co.uk

rightmove

ESTATE AGENTS OF GLOUCESTERSHIRE

If you require any particulars in an alternative format, please contact AJ Estate Agents of Gloucs Ltd on 01453 703303. We will do all we can to accommodate. IMPORTANT NOTICE: AJ Estate Agents of Gloucs Ltd, their client/s and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client/s or otherwise. They assume no responsibility for any statement that may be made in these sales particulars. Sales particulars do not form part of any offer or contract and must not be relied upon as statements or representation of facts. 2. Any areas, measurements or distances are approximate. The written wording, photographs and plans are purely for guidance only and are not necessarily comprehensive. It is not to be assumed that the property has all necessary planning, building regulations or other consents and AJ Estate Agents of Gloucs Ltd have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise.