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FOR SALE

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54 EBLEY ROAD, EBLEY, STROUD, GL10 2LQ

The Property

This delightful, detached family home has been beautifully maintained and thoughtfully styled throughout, offering generous and versatile accommodation arranged over two floors. Set back from the road with a private driveway providing parking for two cars and detached double garage tucked away to the rear, ideal for secure parking or additional storage. Externally the front garden includes a pedestrian path with chippings either side leads to the front door, with a lantern light, planted containers for a low-maintenance garden, a fence along the perimeter has been erected in the last 18 months.

Upon entering the home, you're welcomed into a bright hallway with ceramic tiled flooring, doors to all reception rooms, cloakroom, under stairs cupboard and stairs to first floor.

Study/Home office featuring bespoke fitted shelving and a bay window to the front with a built-in bench storage, perfect for working from home with natural light, ceramic tiled floor with under floor electric heating.

The sitting room is warm and inviting with bay window to the front providing a wealth of natural light, an elegant feature wall and space for three sofas at ease, glass door opens to dining room.

Dining room boasting vibrant orange feature wall and botanical themed wallpaper, with French doors opening to the terrace and garden, space at ease for a six-seater dining table and chairs ideal for entertaining. Ceramic tiled floor with underfloor heating. Door opens to the fitted dining kitchen.

Fitted dining kitchen with a range of wall and base mounted cabinets in cream finished with chrome handles and dark wood-effect worktops with stainless steel sink inset, integrated appliances, to include gas hob, electric oven, extractor, fridge freezer, dishwasher, with garden views. Ideal to keep an eye on the children when playing in the garden. A utility room with a range of wall and base units to match the kitchen, space for washing machine and tumble drier and wall mounted boiler, door to the side provides access to the garden.

The kitchen opens to a lovely dining area with low window providing lovely garden views, space at ease for a casual dining table and four chairs with doors to the dining room and entrance hall. Tiled flooring throughout. Perfect space for that first coffee of the day.

To the first floor L shaped landing with doors to all bedrooms, family shower room, airing cupboard and loft access.

Master bedroom suite offers a serene retreat, a statement floral feature wall, and triple integrated mirrored wardrobes. Space at ease for king size bed and free-standing furniture, window to the front offers a wealth of natural light and views to Selsley. Door leads to a beautifully presented modern en-suite shower room. Having a range of modern cabinets with sink inset and mirror, WC, corner shower cubicle with chrome fittings and window to the front. Bedroom two a large double room with window to the front and space for free standing wardrobe and furniture. Also having delightful views to Selsley. Bedroom three a double bedroom with window looking out to the garden, with fitted sliding mirrored wardrobe and space for free standing furniture. Bedroom four again to the rear a small double with built in wardrobes, currently used as an office/gaming room. The accommodation is completed by a family shower room.

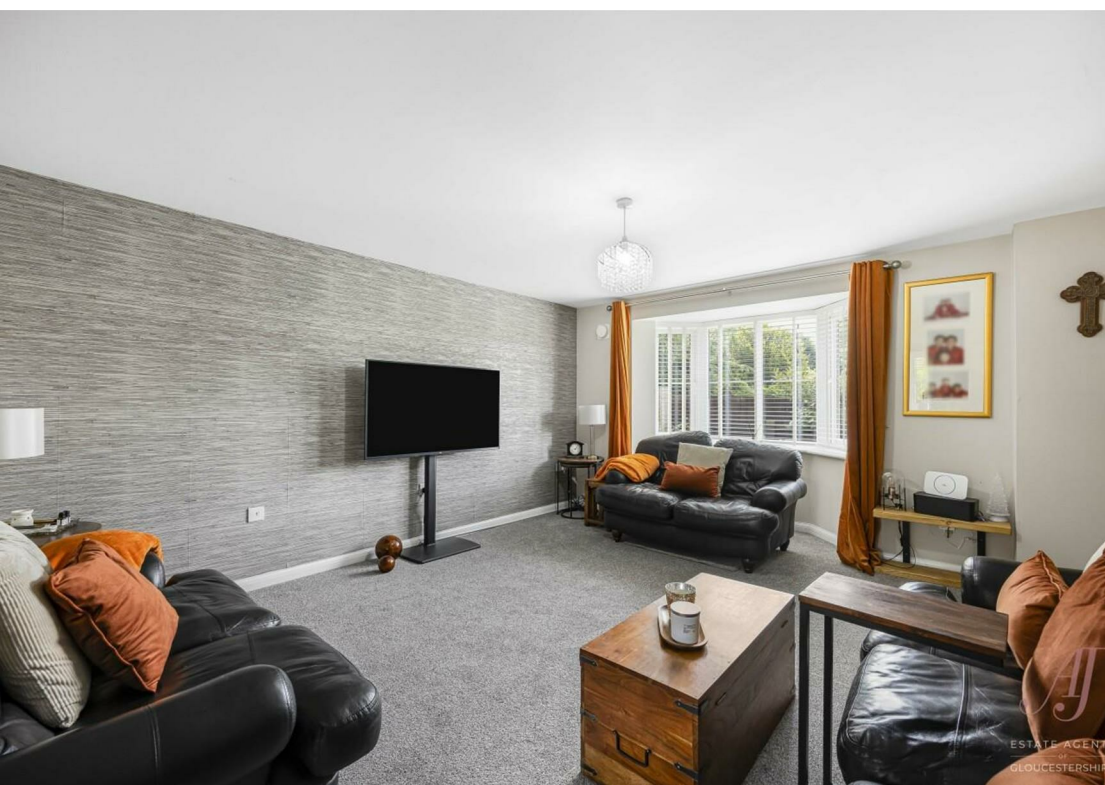
The family shower room is well-appointed with a tiled flooring and white walls, window to the rear provides a wealth of natural light. A walk-in double shower enclosure, wood effect vanity unit and bathroom cabinet, chrome heated towel radiator, low flush WC.

Positioned just a short walk from the nearby canal and enjoying picturesque views toward Selsley Common from the first floor, this is a wonderfully located and superbly presented home, ideal for modern family living.

AGENTS NOTE

Stamp duty at £495,000 First time buyers £9,750 Moving Home £14,750 Additional property £39,500





Outside

Enclosed rear garden

The rear of the property can be accessed from the French doors in the dining room, or from the side door in the utility room. At its heart lies a level lawn bordered by soft edging and a variety of established plants, trees, and vibrant seasonal blooms displayed in raised beds and decorative pots.

The enclosed rear garden has been landscaped to create distinct zones, a neatly paved terrace, bordered by colourful planters and easy-care chippings corner ideal to locate a bench and relax, space for planters, and surrounded by fencing, offering a private retreat.

A large flagstone terrace providing space for six seater table and chairs with ease perfect for private alfresco dining ,creates a sociable outdoor living area. Connects at ease to the house.

The garden is a beautifully landscaped and thoughtfully designed outdoor space, ideal for relaxing, entertaining, and enjoying year-round, and feels exceptionally private and secure, with tall fencing and established trees offering screening, and glimpses of the surrounding rooftops and countryside visible beyond. It's a perfect blend of practicality and personality, ready to be enjoyed.

Around the side, a gravel pathway leads to a discreet bin storage area and garden shed, with double out door electric sockets.

To the rear a gate provides access to a double driveway with space for two cars and a double garage with power, light and storage in the rafters.

The front garden includes a pedestrian path with chippings either side and planted containers for a low-maintenance garden, a fence along the perimeter has been erected in the last 18 months.



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 E and EPC rating C





Location

Located between Stonehouse, Stroud and a short walk into Ebley where you have a wealth of facilities to include: indoor soft play centre, to the main square a stunning water backdrop, perfect location for the very well-regarded Kitsch cafe and wine bar. Located a short distance from the house, perfect starting point before a relaxing walk or bike ride along the canal. A short drive to Stonehouse offering a supermarket, local butchers, and family ran businesses and cafes. There is a medical centre and pharmacy with dentist and vets nearby too. Complimented equally a short drive into Stroud, well-known centre for arts and crafts and the weekly Farmers Market has been voted the best in the country and the indoor Five Valleys shopping centre is a fantastic attraction. 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 has a wealth of local pubs and restaurants and the very well regarded Stroud brewery offering great social events with ethical and organic beer has become a very cherished landmark.

Schools & Transport Links:

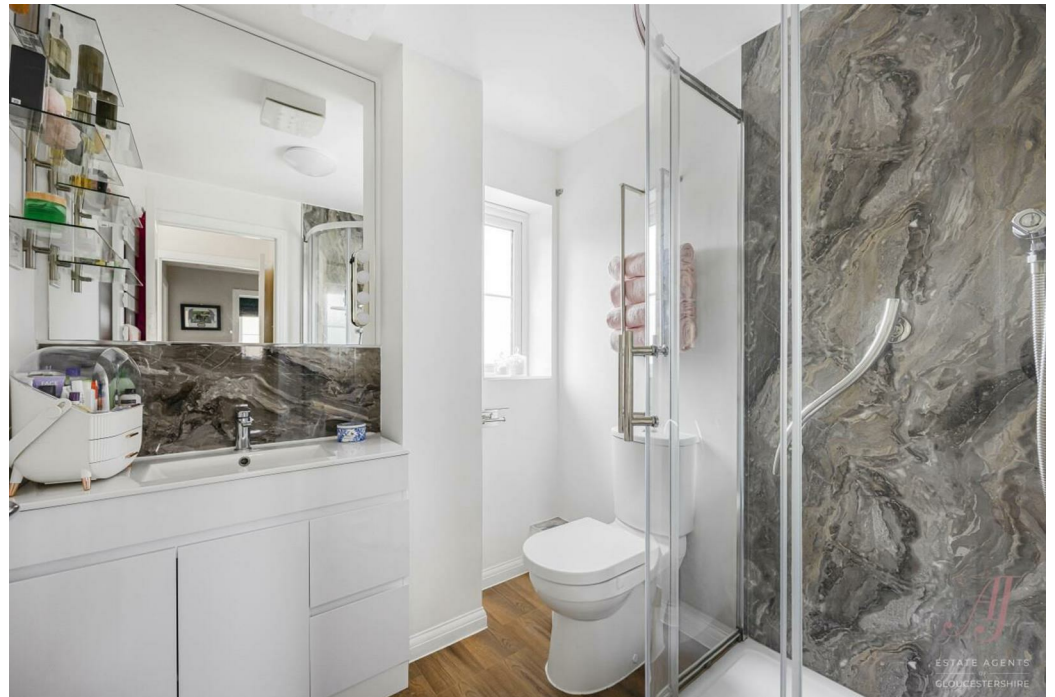
The location offers a selection of primary and senior schools in Stonehouse and Stroud along with a selection of private schools. Conveniently located with great access to the M5 North and South bound and transport links via train with stations in Stonehouse, Stroud and Cam & Dursley. Perfect location for countryside walks along the Thames and Severn Canal Towpath just a short walk away.



Directions

From Junction 13 of the M5 motorway follow the A419 Bristol road towards Stonehouse you will approach Horse Trough roundabout. Take the second exit onto the Ebley road passing Wycliffe school on your right and continue a short distance until you see a development on your left hand side with a turning into Renard Rise. The property is located on the front of the development and access to the property and driveway, follow into Renard Rise and follow the road to the right and keep following to the right and you will see the access to the house and double garage as denoted by our for sale board.

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Approximate Gross Internal Area 1264 sq ft - 117 sq m

Ground Floor Area 639 sq ft - 59 sq m

First Floor Area 625 sq ft - 58 sq m

Garage Area 296 sq ft - 27 sq m
(Excluding Garage)



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	83
(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	

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