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36 DELMONT GROVE, STROUD, GLOUCESTERSHIRE, GL5 1UN

The Property

Nestled in a desirable cul-de-sac setting, this beautifully presented detached home is ideal for modern family living. Thoughtfully extended and finished to a high standard throughout, the property offers spacious and versatile accommodation over two floors.

On approach, a front garden with mature hedging and a paved path leads to the welcoming entrance porch. To the side, a block-paved driveway provides off-road parking and access to the single garage.

Stepping inside, the entrance hall is bright and inviting, setting the tone for the home's calm and contemporary style. A downstairs cloakroom is finished with tiled walls, a vanity unit, WC, and a front-facing window providing natural light.

A door opens to the sitting room — a warm and welcoming space with a large front-facing window that fills the room with natural light. A wood-burning stove serves as an attractive focal point, ideal for cosy evenings, making this an inviting room for both entertaining and quiet moments. Stairs lead to the first floor, with a door through to the kitchen.

A stunning open-plan fitted kitchen and dining/family room forms the heart of the home, designed with modern family living in mind. The kitchen features cream gloss base and wall-mounted units with contrasting wood-effect worktops and integrated appliances. A central island with breakfast bar seating offers additional workspace and creates a sociable hub for casual dining. Beyond, the dining area enjoys excellent natural light through skylights and bi-fold doors that open fully onto the terrace, creating a seamless indoor-outdoor flow. This is a fantastic space for entertaining and everyday family life, with lovely views over the garden and beyond.

Stairs lead to the landing, which is light and airy, providing access to all bedrooms, the family bathroom.

Bedroom One is a stylish and tranquil retreat featuring a large front-facing window. It is a generous double room with space for a king-size bed, freestanding wardrobe, and furniture.

Bedroom Two is currently used as a home office and guest bedroom. It is a bright and versatile double room with space for freestanding furniture, a double bed, and a desk. A feature wallpapered wall adds personality, and the front-facing window provides plenty of natural light.

Bedroom Three is a well-proportioned double room, perfect as a child's bedroom or guest room, with a loft access. A large window overlooking the garden creates a calm and comfortable atmosphere.

Bedroom Four is a neatly presented single room, ideal as a nursery, child's bedroom, or home office. A front-facing window allows for plenty of light, and the built-in storage cupboard ensures functionality without compromising on space. It's a charming and flexible addition to the home.

The family bathroom is stylishly appointed, featuring natural stone tiling, a modern white suite with a spa bath and overhead rainfall shower, glass screen, WC, and wash basin. The window provides both ventilation and natural light, while the overall finish creates a sense of luxury and calm.

Agents' Note — Stamp Duty at £419,950:

First-time buyer: £5,997, Moving home: £10,997, Additional property: £31,995





Outside

Outside

The rear garden is designed to offer both relaxation and space for entertaining. Bi-fold doors open from the Kitchen/dining room onto a large paved terrace, ideal for outdoor dining and summer gatherings. A neat lawn and chippings area create defined zones, with space for raised planters and decorative pots. The garden is fully enclosed by fencing, with mature trees beyond providing a peaceful, leafy outlook.

A door from the garden provides access to the single garage, which has power, lighting, and an electric roller door. To the front, a block-paved driveway offers parking for two vehicles.

A short stroll from the property leads to Park Gardens, a beautifully maintained green space in the heart of the town, with a newly refurbished play area, manicured lawns, flowerbeds, winding paths, and shaded benches, it offers an inviting setting for walks, picnics, and time outdoors.

This is a convenient and desirable location, close to both Stroud and the surrounding countryside. The combination of town access and rural views makes this an ideal turnkey family home.



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





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Location

Stroud sits below the western escarpment of the Cotswold Hills, encircled by five sweeping valleys. Stroud has been described as "The Covent Garden of the Cotswolds".

Stroud is a well-known centre for arts and crafts and the weekly Farmers Market has been voted the best in the country and the newly completed 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.

Stroud has two state Grammar Schools, for boys and girls, and Archway School, a mixed Comprehensive Secondary School. Nearby are several Independent Schools such as Beaudesert Park School in Minchinhampton, Wycliffe College in Stonehouse. Good transport links with London Paddington by train and Bath and Bristol by car.



Directions

From the center of Stroud, from the Ecotricity roundabout, take the third exit and follow to the next roundabout. Take the second exit onto Slad Road, within a short distance turn left opposite Co-op . Take the first left onto Birches Drive, Birches Drive becomes Folly Lane, turn left in to Folly Lane and then right to Delmont Grove. Follow the road up and round to the right and the property is located in front of your at the head of the cul de sac as denoted by our for sale board. ///stores.teaches.skippers



**Approximate Gross Internal Area 1050 sq ft - 98 sq m
(Excluding Garage)**

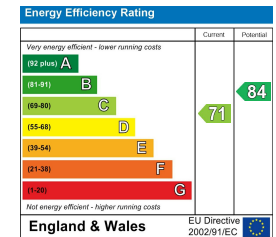
Ground Floor Area 523 sq ft - 49 sq m

First Floor Area 527 sq ft - 49 sq m

Garage Area 117 sq ft - 11 sq m



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
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