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62 MARLING CRESCENT, PAGANHILL, STROUD, GL5 4LB

The Property

A three/four bedroom semi detached family home. Situated in a well regarded residential area offering a good amount of internal accommodation and versatility for any family.

On approach a block paved drive provides parking for two to three vehicles, with raised bed to the side. Internally access from a small glazed porch with an internal door to the entrance hall.

The hallway is bright and welcoming with light wood flooring. Staircase leads to the first floor with storage beneath. doors lead to reception rooms and cloakroom. Downstairs cloakroom with built in storage housing sink and WC, delightful feature wall.

Dining room/fourth bedroom, this is converted from what was the garage to create a light and airy room offering good space for six seater dining table and chairs along with further space for freestanding furniture. Laminate flooring throughout.

Sitting room offers the perfect space for all the family to meet. The room provides not just sitting/relaxing area but also space for study. Having window and French doors providing views of the garden and open backdrop. A lovely log burner, with wooden mantle and a feature wall in vibrant navy and gold adds warmth to the space. Doors lead to the hall and kitchen along with a cupboard providing storage and housing the boiler. It is fair to say the room has a wealth of natural light and versatile space.

A well designed fitted kitchen in deep blue, offering a range of base and wall mounted cabinets, to include a wine rack, and two display cabinets with lighting inset. Complimented by free standing multi fuel Range cooker and built-in sink, with space for further appliances. Further benefitting from a great amount of worktop space with a breakfast bar having beach block style worktop offering storage and seating.

Stairs lead to the first floor landing with doors to all three bedrooms, eaves storage and the family bathroom. Door provides access to the eaves storage that stretches from the landing to behind the bathroom.

Bedroom one is a spacious double with a large picture window bringing in strong natural light. A bold blue statement wall sets the tone. The room accommodates a king size bed with additional space for freestanding furniture.

Bedroom two a bright double bedroom to the rear with a wide picture window overlooking the garden, woodland backdrop and distant views to Randwick. Benefiting from a double wardrobe with mirror inset.

Bedroom three a single bedroom set into the eaves, that does have a small amount of limited head height, with window to the side.

The accommodation to the first floor is completed by the family bathroom with two frosted windows to the side allowing plenty of natural light. A bath with shower over, a white vanity unit houses the sink with storage below and a low flush WC, the room gives a relaxed and welcoming feel.

An ideal family home with versatile space set in a popular location close to local amenities.

AGENTS NOTE

Stamp duty at £355,000

First Time buyers £1,750 Moving home £6,750 additional Property £23,500





Outside

Garden

The sitting room French doors provide sole entry to the garden. Directly onto a decked terraced spanning the width of the property, where you can enjoy uninterrupted views to open woodland and Randwick in the distance.

The terrace offers space for outdoor dining, perfect for those summer barbecues. Steps lead down to the lower garden.

Lawned area bordered by fencing and planted beds. A chipping area offers an ease of maintenance.

A garden shed provides useful storage. Mature trees beyond the rear boundary give a natural backdrop and seasonal colour.



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: Council Tax Band C and EPC rating D



Location

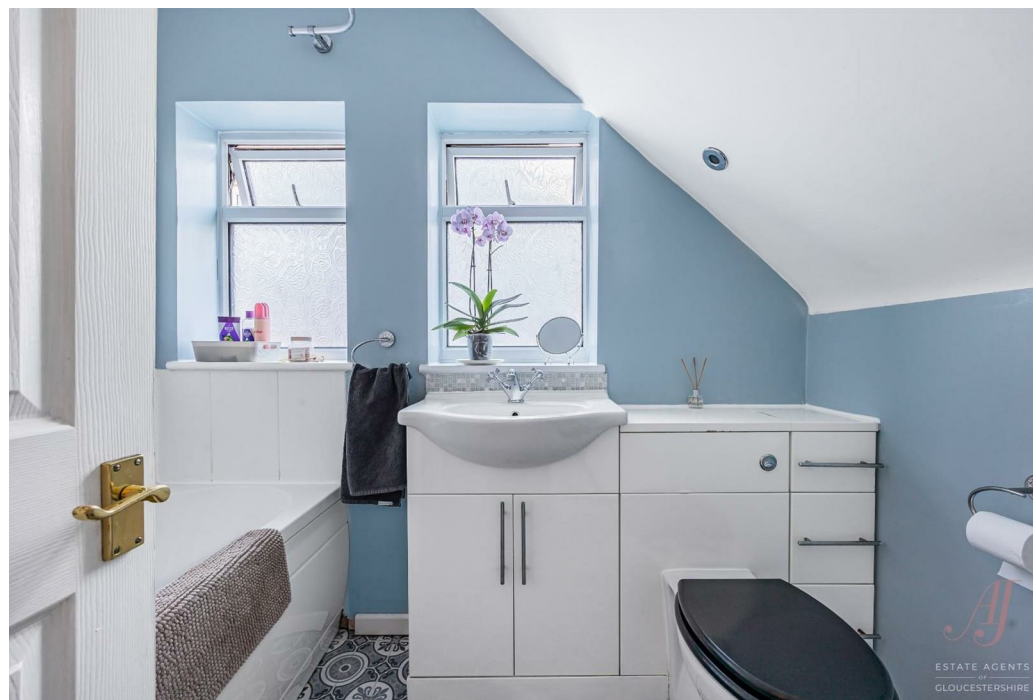
Paganhill is a popular area, North West of Stroud. This location allows for easy access to several good schools and the amenities of Cainscross. Walking distance of convenience stores and bus stops. Also a short walk to the lovely Stratford park, perfect for a Sunday afternoon walk or family picnic. Stroud town is within a 15 minute walk.

Stroud sits below the western escarpment of the Cotswold Hills, encircled by five sweeping valleys. Has been described as "The Covent Garden of the Cotswolds". A short walk or cycle to the town and railway. Stroud is a well-known centre for arts and crafts. The weekly Farmers Market voted the best in the country and the Five Valleys shopping centre; 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. 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 and the prestigious Cheltenham College and Cheltenham Ladies College are approximately 30 minutes away. Good transport links with London Paddington direct by train with an approximate 90 minute journey. Easy access by car to Gloucester and Cheltenham and a short distance to M5 motorway north and south bound.



Directions

From central island in Stroud take the A419 on the Cainscross road passing Malvern Tyres and The Range. Follow this road passing Stroud High and Marling School on your right. Continue to the island known as Cainscross island. Take your third exit onto A4171 Paganhill Lane, passing the fire station on the left, under the railway bridge and the next turning is Mill Farm Drive on your left. Follow Mill Farm Drive and turn left down Marling Crescent. Follow the road and the property is located on the left as denoted by our for sale board.///panthers.chariots.suddenly



Approximate Gross Internal Area 1060 sq ft - 98 sq m
(Excluding Outbuilding)

Ground Floor Area 625 sq ft - 58 sq m

First Floor Area 435 sq ft - 40 sq m

Outbuilding Area 63 sq ft - 6 sq m

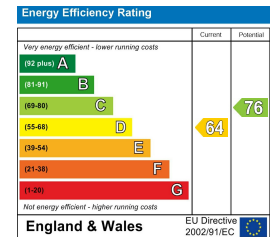


Ground Floor

First Floor



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.



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