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17 BURFORD DRIVE, STROUD, GLOUCESTERSHIRE, GL5 4EY

The Property

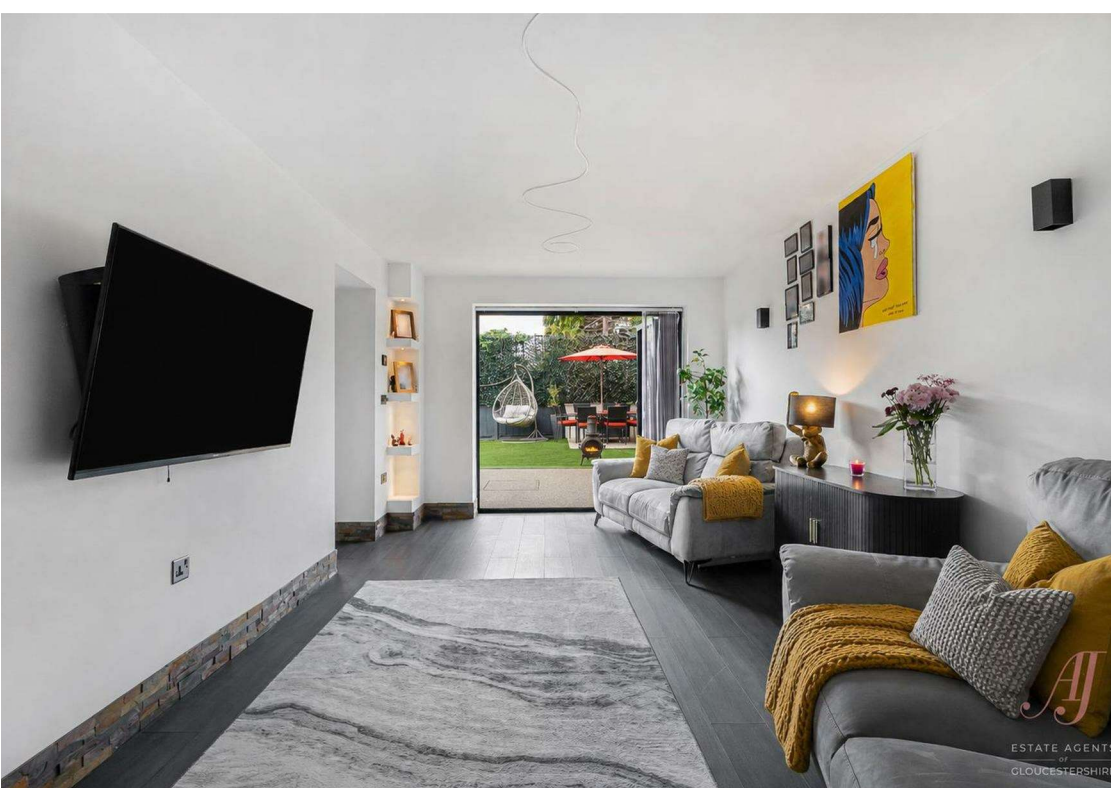
This beautifully presented and extended detached family home immediately makes a lovely first impression and is set within a tucked away position on the fringes of Stroud. The property has been thoughtfully modernised throughout, with a smart frontage, generous off-road parking and a welcoming entrance. Stepping inside, you are drawn to the quality and attention to detail, with contemporary finishes throughout and plenty of natural light creating the most inviting feel.

The ground floor is particularly well suited to modern family life, with a spacious sitting room providing a comfortable place to unwind. The media wall with contemporary fire inset offers a stylish focal point around which the family can relax together, with a further reception room offering excellent flexibility. At the heart of the home is the impressive open-plan kitchen/dining room which overlooks the garden, beautifully finished and designed as a sociable space for everyday family living and entertaining. A well proportioned boot room, useful utility cupboard and downstairs cloakroom complete the ground floor.

Upstairs, there are four bright, well-proportioned bedrooms, enjoying glimpses of views across neighbouring countryside, providing plenty of flexibility for family, guests or working from home. The master bedroom is a real highlight, offering generous proportions together with a walk-in dressing room that affords views over the garden and rooftops beyond, and stylish en-suite shower room. Two further doubles and a single bedroom are served by the contemporary family bathroom, and the landing provides access to useful storage. The quality of the finish continues throughout, making this a home that feels very much ready to move straight into.

This is a home that combines generous family proportions with stylish modern living, both inside and out. With approximately 1500 sq ft of accommodation, four bedrooms, family bathroom, en suite shower room and cloakroom and beautifully presented living spaces and family dining kitchen, it offers a wonderful opportunity for a buyer looking for a home that requires little or nothing to do other than move in and enjoy and connect seamlessly with the garden.



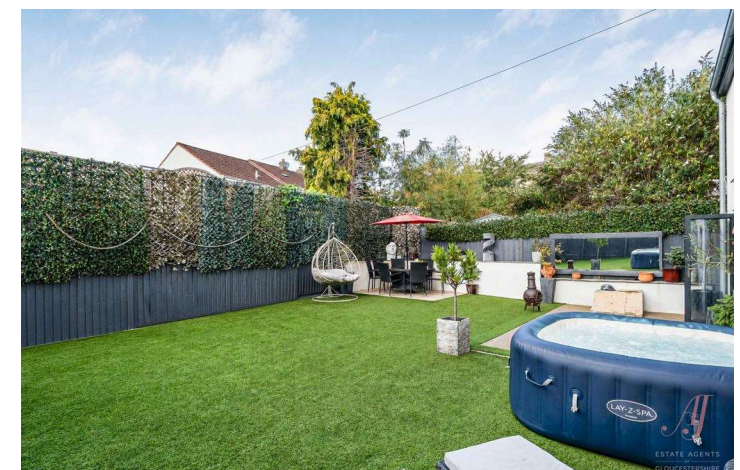


Outside

Accessed directly via bi-fold doors from the family room as well as convenient side access, the rear garden is a private outdoor haven tailored for effortless entertaining and quiet relaxation. The space features a generous expanse of low-maintenance artificial lawn alongside several seating areas, all enclosed by wood panel fencing and trellising for an exceptional degree of privacy. Beyond the boundary, the position offers picturesque glimpses across the neighbourhood toward Rodborough Fort.

This highly versatile outdoor space adapts seamlessly to a range of lifestyles. The clean, crisp lawn makes it an ideal, safe haven for pet owners and growing families, while busy professionals will appreciate the pristine, low-maintenance environment that frees up weekends for hosting friends and enjoying alfresco dining.

Complementing this fantastic garden lifestyle, the front of the home features a recently resurfaced resin driveway. Creating a sleek, modern first impression, it delivers a hardwearing surface that allows rainwater to easily drain away, with ample private parking for several vehicles.



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 D and EPC rating C



Location

Burford Drive is perfectly positioned for easy access to Stroud town centre and the surrounding Cotswold villages. Excellent transport connections include Stroud Railway Station just half a mile away, with direct services to London Paddington, Gloucester, Cheltenham and Swindon. The M5 motorway is also within a short drive via Junction 13, and regular local bus routes link with Stonehouse, Stroud town centre and Gloucester.

Everyday shopping needs are well catered for with the town centre only 0.3 miles away. Here you'll find supermarkets, independent shops, cafés, and the award-winning Stroud Farmers' Market, offering fresh local produce each week.

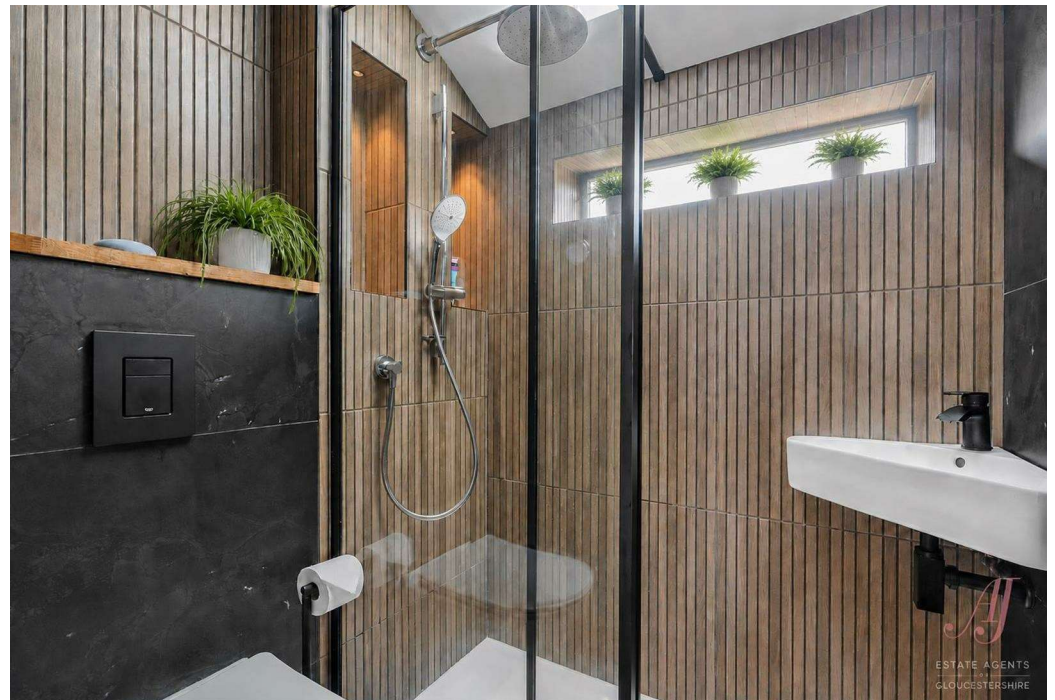
Families benefit from access to a range of well-regarded schools including Archway School, and the highly sought after Stroud High School and Marling Grammar, alongside several nurseries and early years settings nearby.

Leisure opportunities are abundant, with the Stroudwater Canal close at hand providing scenic walks and cycle routes. Stratford Park is also nearby, offering a leisure centre, swimming pool and lido, museum and acres of green open space. For those who love the outdoors, the wider Cotswold countryside is never far away, providing endless walking, cycling and exploring opportunities.



Directions

From Stroud Town centre at Ecotricity roundabout, take the first exit then the second exit onto Cainscross road. Continue past the traffic lights with The Range on your left. After a short distance, turn right onto Cannicox Road and first right onto Burford Drive. Follow the drive around to the right and no.17 can be found towards the end on the right hand side, as denoted by our For Sale board what3words: ///bike.compress.heats



Approximate Gross Internal Area 1498 sq ft - 139 sq m

Ground Floor Area 807 sq ft – 75 sq m

First Floor Area 691 sq ft – 64 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	75	80
	EU Directive 2002/91/EC	

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