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# 54 EBLEY ROAD, EBLEY, STROUD, GLOUCESTERSHIRE, GL10 2LQ

## The Property

This attractive detached family home stands has been well cared for throughout. The property offers generous and flexible accommodation over two floors. To the rear a private driveway provides parking for two vehicles, with a detached double garage which offers further parking or useful storage.

The front garden is designed for easy upkeep with chippings set either side of the path leading to the front door, which sits beneath a lantern light. Planted containers add colour and interest, while the boundary fencing has been renewed within the last eighteen months.

Inside, the home opens into a bright and welcoming entrance hall with ceramic tiled flooring. Doors lead to the main reception rooms, cloakroom and a useful under stairs cupboard, while stairs rise to the first floor.

To the front of the property sits a study or home office. This room features bespoke fitted shelving and a bay window with built in bench seating and storage beneath. The space works well for those working from home and enjoys good natural light. Ceramic tiled flooring continues here with electric underfloor heating.

The sitting room is warm and comfortable with a bay window to the front which draws in plenty of natural light. There is space at ease for three sofas and a feature wall adds character. A glazed door leads through to the dining room.

The dining room offers a bright and sociable space with a bold feature wall and botanical themed wallpaper. French doors open onto the terrace and garden which allows the room to connect well with the outside. There is space at ease for a six seat dining table and chairs, making this an ideal setting for entertaining. Ceramic tiled flooring continues with underfloor heating. A door leads through to the fitted kitchen.

The kitchen is fitted with a range of cream wall and base cabinets finished with chrome handles and dark wood effect worktops with a stainless steel sink inset. Integrated appliances include a gas hob, electric oven, extractor, fridge freezer and dishwasher. A window looks out across the garden. Off the kitchen is a useful utility room with matching units, space for a washing machine and tumble dryer, a wall mounted boiler and a door leading out to the side garden.

The kitchen opens into a pleasant dining area where a low window frames views across the garden. There is space at ease for a small table and four chairs which makes a comfortable everyday dining space. Tiled flooring runs throughout this area and doors lead back through to the dining room and entrance hall.

On the first floor the L shaped landing provides access to all bedrooms, the family shower room, an airing cupboard and the loft.

The master bedroom provides a calm and well presented retreat. The room features a floral feature wall and triple mirrored wardrobes. There is space at ease for a king size bed and further furniture. A window to the front enjoys good natural light and views towards Selsley. A door leads to the modern en suite shower room which is fitted with a contemporary vanity unit with basin, WC and corner shower enclosure with chrome fittings, along with a window to the front.

Bedroom two is a generous double room positioned to the front with space for free standing wardrobes and furniture, also enjoying views towards Selsley. Bedroom three is another double room overlooking the rear garden and includes a fitted mirrored wardrobe. Bedroom four sits to the rear and is a smaller double room with built in wardrobes. The room is currently used as a home office and gaming room.

The accommodation is completed by a well appointed family shower room fitted with a walk in double shower enclosure, wood effect vanity unit with basin, bathroom cabinet, chrome heated towel radiator and WC. A rear window provides good natural light.

Positioned within walking distance of the nearby canal and with first floor views towards Selsley Common, this is a well presented home in a popular setting, well suited to modern family living.





# Outside

## Rear and front garden

The rear garden is accessed from the French doors in the dining room or the side door from the utility room. At the centre sits a level lawn bordered by soft edging and a variety of established plants and trees. Raised beds and decorative pots bring colour through the seasons and create an attractive setting.

The garden has been thoughtfully arranged to provide several areas to enjoy. A paved terrace sits close to the house and offers space at ease for a six seat table and chairs, creating a natural setting for outdoor dining and entertaining.

To one side a further seating area has been formed with paving and chippings, framed by colourful planters. This spot works well for a bench or additional seating and provides a quiet place to relax.

The garden feels private and secure with tall fencing and established planting offering good screening, while glimpses of neighbouring rooftops and the countryside beyond add to the sense of space.

A gravel pathway runs along the side of the property leading to a discreet bin storage area and garden shed. There are also outdoor double electric sockets.

At the rear a gate opens onto a private driveway providing parking for two vehicles along with access to the detached double garage which has power, light and storage within the rafters.

To the front of the property a path leads to the entrance door with chippings set either side and planted containers adding colour. Boundary fencing around the front garden has been installed within the last eighteen 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



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## 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			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		78	83
(54-68) <b>D</b>			
(39-53) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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