

JACK RUSSELL CLOSE



ESTATE AGENTS
OF
GLOUCESTERSHIRE

59 JACK RUSSELL CLOSE
STROUD, GL5 4EH

Price guide £390,000

Description

A well-balanced four bedroom detached home, offering generous living space, excellent natural light and a layout perfectly suited to modern family life.

The front door opens into a bright and welcoming entrance hallway, with space for coats and shoes, stairs rising to the first floor and doors leading to the sitting room, fitted dining kitchen/family room and downstairs cloakroom.

The sitting room stretches the depth of the home, enjoying a window to the front and French doors opening onto the rear garden. This lovely dual aspect creates a light and comfortable reception space, finished with stylish wood effect flooring.

The fitted dining kitchen/family room forms the heart of the home. Arranged as one sociable open space, it works beautifully for everyday family life, relaxed meals and entertaining. The kitchen is fitted with a range of cream wall and base units, wood effect worktops, an integrated double oven, gas hob and extractor, with space for further freestanding appliances. A rear-facing window sits above the sink, overlooking the garden — ideal for keeping an eye on children playing outside.

The dining/family area sits comfortably alongside, with space for a generous table and chairs as well as additional furniture. A window to the front brings further natural light into the room, making this a practical and welcoming space for the whole family.

A door opens into the utility room, with access out to the garden, plumbing for a washing machine, space for a tumble dryer and useful storage for coats, shoes and muddy boots.

Upstairs, the first floor landing gives access to all four bedrooms, the family bathroom, loft hatch and a handy storage cupboard.

The master bedroom overlooks the rear garden and offers space for a double bed and additional furniture, with an en-suite shower room fitted with a shower enclosure, WC and wash hand basin. Bedroom two is a comfortable double room to the front, ideal as a guest bedroom or children's room. Bedroom three is also positioned to the front and benefits from a built-in wardrobe, making it well suited as a bedroom, nursery or home office. Bedroom four overlooks the garden and provides a flexible space for a child's bedroom, guest room or study.

The accommodation is completed by the family bathroom, fitted with a bath with shower over, wash hand basin and WC.

Outside, the rear garden offers a paved terrace for seating and outdoor dining, with a lawn beyond creating space for children, pets and summer entertaining. A rear gate provides access to the parking space and single en-bloc garage. Please note, the access has restricted head height of approximately 2.1 metres.

A practical and versatile family home, combining well-proportioned rooms, a sociable layout and a convenient garden setting.

- Four-bedroom detached family home built in 2009
- Open-plan fitted kitchen/dining/family room
- Four double bedrooms, including master bedroom with en-suite
- Enclosed rear garden with terrace and lawn
- Walking distance to Stroud town, station and Stroud College

- VIEWERS NEED TO BE IN A POSITION TO PROCEED
- Sitting room perfect for all the family to enjoy, with French doors to the garden
- Utility room, family bathroom and downstairs cloakroom
- Single en-bloc garage and rear parking space
- Easy access to canal walks, schools and surrounding villages





Location & Amenities

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.

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

Directions

From the Cainscross island take the exit onto A4171 Paganhill lane following past the fire station. Follow to the island and take the second exit onto Stratford Road, passing Tesco Express on your left. Take the first left onto Graces Field and park on the right in front of Seasons Nursery. There is a pathway on the right that leads to Jack Russell Close, follow the path and turn left, the house is the third on the right and can be denoted by the for sale board ///bonus.raves.saddens

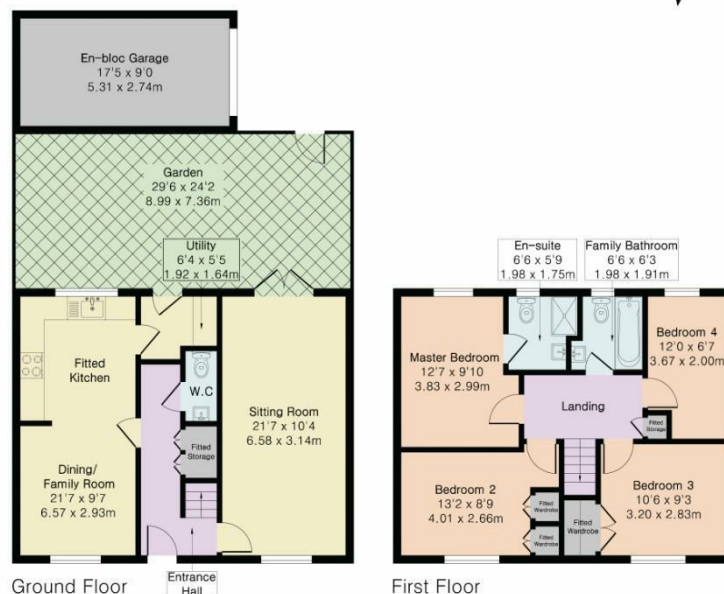


**Approximate Gross Internal Area 1170 sq ft - 108 sq m
(Excluding Garage)**

Ground Floor Area 585 sq ft - 54 sq m

First Floor Area 585 sq ft - 54 sq m

Garage Area 157 sq ft - 15 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		78	82
		EU Directive 2002/91/EC	

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