



**Stone Close, Barnwood GL4 3TS**  
**£355,000**





# Stone Close, Barnwood GL4 3TS



- Cul de sac location
- Three bedroom detached
- Three reception rooms
- Utility room
- Enclosed rear garden
- Garage and off road parking
- Potential to extend if required (subject to planning permission)
- Local Authority- Gloucester City Council; Tax Band D £2042.34 23/24
- Chain free
- EPC rating D66

59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

**£355,000**

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**www.naylorpowell.com**

## Entrance Hall

Stairs to first floor, radiator, door to living room and door to;

## Cloakroom

Obscure double-glazed window to front elevation, corner wash hand basin, WC, radiator, and tiled splash backs.

## Living Room

Large double-glazed bay window to front elevation, inset fireplace with gas fire, door to;

## Kitchen/Breakfast Room

Double-glazed window to rear elevation overlooking the garden, a range of matching wall and base units with laminate work surface over, inset one-and-a-half bowl stainless steel sink, integrated appliances to include a four ring gas hob with extractor hood over and stainless steel splash back, electric oven, under counter fridge and dishwasher. Tiled flooring runs through into the utility room, radiator, doors to the dining room and garage as well as an archway leading to;

## Utility Room

Double-glazed stain glass effect door leading out into the garden, laminate work surface inset one bowl stainless steel sink, space, and plumbing for washing machine, under counter cupboard, wall mounted cupboard housing the Vaillant gas combination boiler, tiled splash backs.

## Dining Room

Laminate flooring, radiator, double-glazed French doors leading into;

## Conservatory

Fully double-glazed with a range of windows and French doors to the side elevation leading out into the garden, wall-mounted electric heater.

## Landing

Access to loft via hatch which is part boarded, airing cupboard with radiator.

## Bedroom One

Double-glazed window to front elevation, radiator, a range of fitted wardrobes, cupboards, and drawers.

## Bedroom Two

Double-glazed window to rear elevation, radiator, a range of fitted wardrobes, cupboards, and unit.

## Bedroom Three

Double-glazed window to front elevation, radiator, a range of fitted wardrobes, cupboards, and drawers.

## Shower Room

Double-glazed obscure window to rear elevation, fully tiled splash backs, walk-in shower cubicle, vanity wash hand basin with WC, inset ceiling spot lights, extractor fan.

## Outside

To the front of the property, there is a tarmac driveway providing off-road parking for two cars, access to the garage, an area of mature shrubs, and gated side access leading to the garden.

To the rear of the property, there is an enclosed garden which is mainly laid to lawn with mature trees and shrubs along with a paved patio area.

## Garage

Up and over door to front elevation, rear internal door to the Kitchen/Breakfast Room, lighting.

## Material Information

Tenure: Freehold.

Council Tax Band: Tax Band D

Local Authority and Rates: Gloucester City Council; £2042.34 (2023/2024)

Electricity supply: Mains

Water supply: Mains

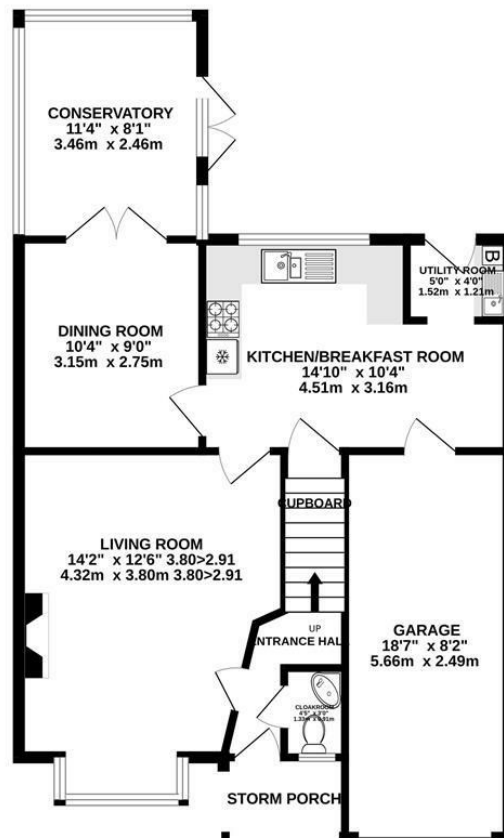
Sewerage: Mains

Heating: Gas central heating

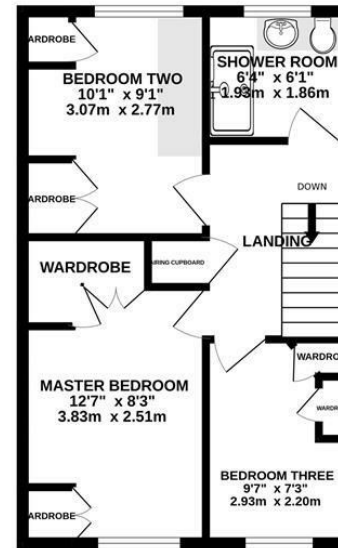
Broadband speed: Basic 16mb, Superfast 80mb, Ultrafast 1000mb, Overall 1000mb

Mobile phone coverage: EE, O2, Vodafone





GROUND FLOOR  
771 sq.ft. (71.7 sq.m.) approx.



1ST FLOOR  
417 sq.ft. (38.8 sq.m.) approx.

TOTAL FLOOR AREA: 1189 sq.ft. (110.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

