



**Rowbotham Way, Stonehouse GL10 3GW**  
**£375,000**



## Rowbotham Way, Stonehouse GL10 3GW

• Detached house • Two double bedrooms and two single bedrooms • Light and airy throughout • Social kitchen/diner with sliding doors to the garden • Enclosed and South facing rear garden • Tandem driveway parking for two vehicles • Single garage with power and light • Freehold • Council tax band D (£2,315.78) • EPC rating B84



Regent House, 1 Bath Road, Stonehouse, GL10 2JD

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www.naylorpowell.com

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### Entrance Hall

Composite door to entrance hall. Access to living room, kitchen/diner, cloakroom and stairs rising to the first floor with under-stairs storage cupboard. Radiator.

### Living Room

uPVC double-glazed window to front elevation. Radiator.

### Kitchen/Diner

uPVC double-glazed window to rear elevation and double-glazed sliding doors to rear garden. Range of wall and base units with integrated appliances to include fridge/freezer, dishwasher, one and a half bowls stainless steel sink with mixer tap and drainer, oven and four ring electric hob. Space for washing machine and tumble dryer in the utility cupboard. Radiator.

### Cloakroom

uPVC double-glazed window to front elevation. Low-level WC and wash hand basin. Radiator.

### Bedroom One

uPVC double-glazed window to front elevation. Radiator.

### En-Suite Shower Room

Low-level WC, wash hand basin and waterfall shower. Heated towel rail.

### Bedroom Two

uPVC double-glazed window to rear elevation. Radiator.

### Bedroom Three

uPVC double-glazed window to rear elevation. Radiator.

### Bedroom Four

uPVC double-glazed window to front elevation. Radiator.

### Bathroom

uPVC double-glazed window to side elevation. Low-level WC, wash hand basin and bath with shower over. Radiator.

### Outside

To the side of the property there is driveway parking for two tandem vehicles, as well as access to the garage and garden. The South facing rear garden is fully enclosed and mostly laid to lawn, with gravel borders housing plants and shrubs.

### Location

This property is located within the Great Oldbury development which provides ease of access to both Eastington and Stonehouse. Local facilities and amenities include a Co-op with post office, restaurants, and primary and secondary schools. The property is within 0.5 mile of Junction 13 of the M5 motorway.

### Material Information

Tenure: Freehold.

There is currently no management charge payable, however there may be one when the development is completed and handed over.

There is approximately 4 years remaining on the NHBC warranty.

Council tax band: D.

Local authority and rates: Stroud District Council - £2,315.78 (2025/26).

Electricity supply: mains.

Water supply: mains.

Sewerage: mains.

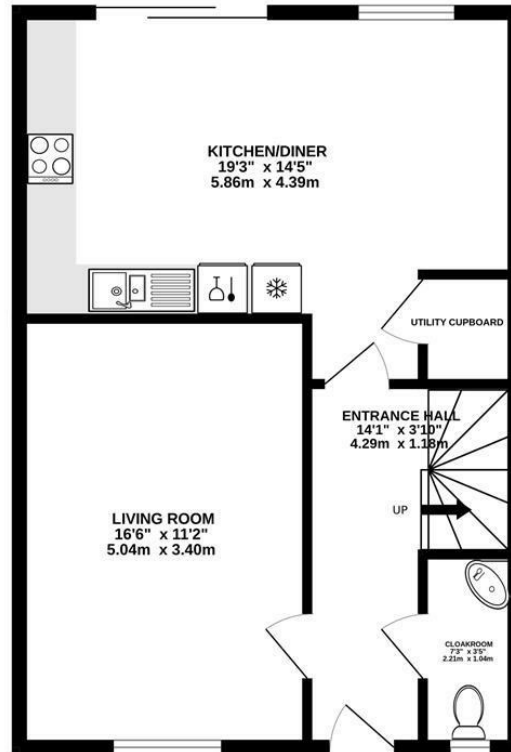
Heating: gas central heating.

Broadband speed: 6 Mbps (basic), 34 Mbps (superfast) and 10,000 Mbps (ultrafast).

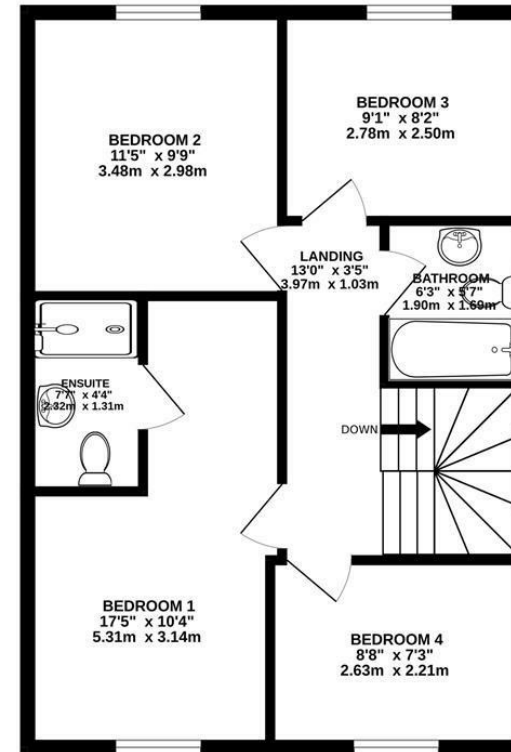
Mobile phone coverage: EE, Three, O2 (Limited) and Vodafone (Limited).



GROUND FLOOR  
548 sq.ft. (50.9 sq.m.) approx.



1ST FLOOR  
548 sq.ft. (50.9 sq.m.) approx.



TOTAL FLOOR AREA : 1095 sq.ft. (101.7 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.

