37 James Sleeman Close, Stonehouse GL10 3GU

£475,000

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37 James Sleeman Close, Stonehouse GL10 3GU

• Detached house • Four double bedrooms • Useful study space ideal for working at home • Private enclosed garden • Single garage with two parking spaces • EV charger • Chain free • Freehold • Council Tax band E (£2,966.90) • EPC Rating B85

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

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Accommodation

Stepping into the property via an inviting entrance hall with stairs leading to the first floor, it provides access to the study, cloakroom and a light and airy living room. The spacious kitchen/diner can also be accessed from the hall and is ideal for hosting and entertaining, with patio doors overlooking the garden. The kitchen boasts a variety of wall and base units, complete with granite worktop. The integrated appliances include a five ring gas hob and electric oven with extractor over, fridge freezer, dishwasher and wine fridge. Following on from the kitchen, there is a utility area complete with integrated washing machine and wall and base units.

The first floor landing allows access to all four bedrooms and the family bathroom. bedroom one is a well-proportioned double bedroom with triple aspect windows and an added benefit of an en-suite shower room. bedroom two is another double bedroom with a window overlooking the front aspect of the property. Additionally bedroom three and four are double bedrooms with windows overlooking the rear aspect. The family bathroom includes a bath with shower over, a wash hand basin and a WC.

Outside

The private rear garden is fully enclosed and mostly laid to lawn, with a spacious patio area, ideal for alfresco dining and entertaining. The garden is not overlooked and has side access to the driveway with parking for two vehicles and to the garage which benefits from light and power. The property also provides an EV charger.

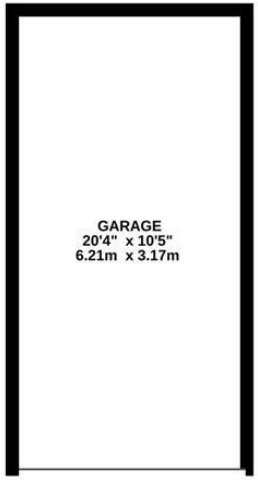
Location

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, providing access to Gloucester, Cheltenham, and Bristol. Stonehouse railway station has a regular train service to London and Cheltenham. The town is situated approximately three miles west of Stroud and twelve miles south of Gloucester.

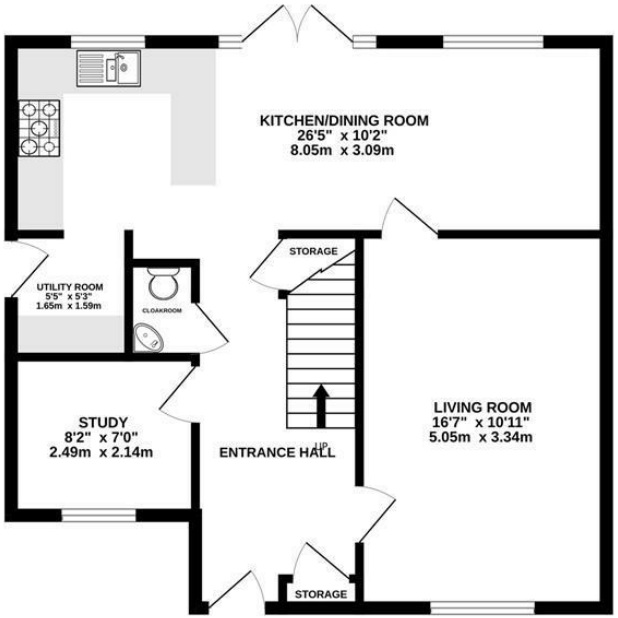
Material Information

Tenure: Freehold.
Council tax band: E.
Local authority and rates: Stroud District Council - £2,966.90 (2026/27).
Electricity supply: mains.
Water supply: mains.
Sewerage: mains.
Heating: gas central heating.
Broadband speed: 26 Mbps (basic) and 10,000 Mbps (ultrafast).
Mobile phone coverage: EE, Three, O2 and Vodafone.

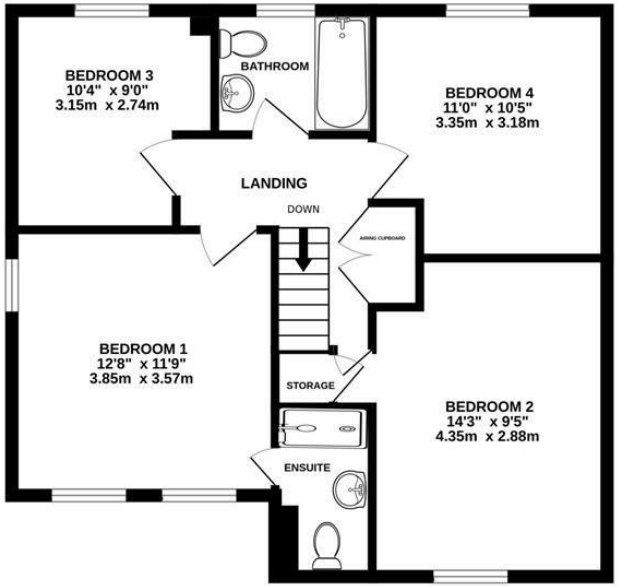
GARAGE
244 sq.ft. (22.7 sq.m.) approx.



GROUND FLOOR
651 sq.ft. (60.5 sq.m.) approx.



1ST FLOOR
651 sq.ft. (60.5 sq.m.) approx.



TOTAL FLOOR AREA : 1547 sq.ft. (143.7 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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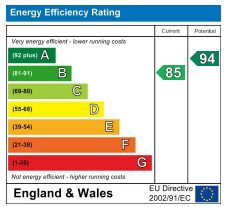
Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

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.



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