



Great Oldbury Drive, Stonehouse GL10 3FQ
Offers In The Region Of £449,950



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• Redrow Homes Oxford Lifestyle design • Detached family home • Three double bedrooms all with en-suite shower rooms • Social and light kitchen/diner with integrated appliances and utility room • Living room with Bay window and electric fire • South facing landscaped rear garden • Garage and driveway with parking for four vehicles • Freehold • Council tax band E (£2,830.40) • EPC register B84

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Entrance Hall

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

Living Room

uPVC double-glazed Bay window to front elevation. Electric fire. Radiator.

Kitchen/Diner

uPVC double-glazed windows to rear elevation and uPVC double-glazed French doors to garden. Range of wall and base units with appliances to include stainless steel one and a half bowl sink with mixer tap and drainer, integrated dishwasher, integrated fridge/freezer, four ring electric hob and eye-level double oven. Pantry cupboard. Radiator.

Utility Room

uPVC double-glazed window to side elevation. Sink with mixer tap and drainer. Space for washing machine and tumble dryer. Door to integral garage. Radiator.

Cloakroom

Low-level WC and wash hand basin. Radiator.

Bedroom One

uPVC double-glazed Bay window to front elevation. Built-in wardrobes. Access to en-suite. Radiator.

En-Suite Shower Room

uPVC double-glazed window to rear elevation. Low-level WC, wash hand basin, bath and shower. Heated towel rail.

Bedroom Two

uPVC double-glazed window to rear elevation. Access to en-suite. Radiator.

En-Suite Shower Room

uPVC double-glazed window to rear elevation. Low-level WC, wash hand basin and shower. Heated towel rail.

Bedroom Three

uPVC double-glazed window to front elevation. Access to en-suite. Radiator.

En-Suite Shower Room

uPVC double-glazed window to front elevation. Low-level WC, wash hand basin and shower. Heated towel rail.

Outside

The front of the property has a small garden area laid to lawn with hedging borders, there is off-road parking for four vehicles. The front also has side access to the rear garden and an up and over door to the garage. The garage has power and light and can also be accessed from the utility room. The garden is well presented and makes for a great socialising space being South facing, there is a gravelled area currently being utilised for growing food, there is also bark borders with an array of plants and patio space for seating.

Location

This property is located within the Great Oldbury development which provides ease of access to both Eastington and Stonehouse. Local facilities include a Co-op with a Post Office, restaurants, primary and secondary schools. The property is approximately four miles to Junction 12 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.

There may be a service charge when the development is complete.

There is approximately 6 years remaining on the NHBC warranty.

Council tax band: E.

Local authority and rates: Stroud District Council - £2,830.40 (2025/26).

Electricity supply: mains.

Water supply: mains.

Sewerage: mains.

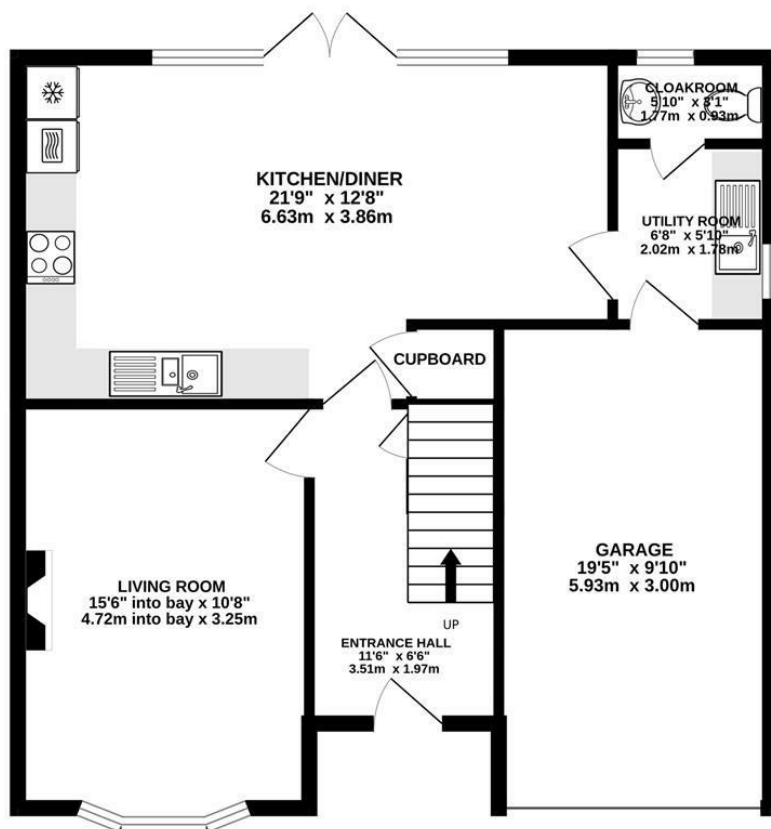
Heating: gas central heating.

Broadband speed: 20 Mbps (basic) and 10,000 Mbps (superfast).

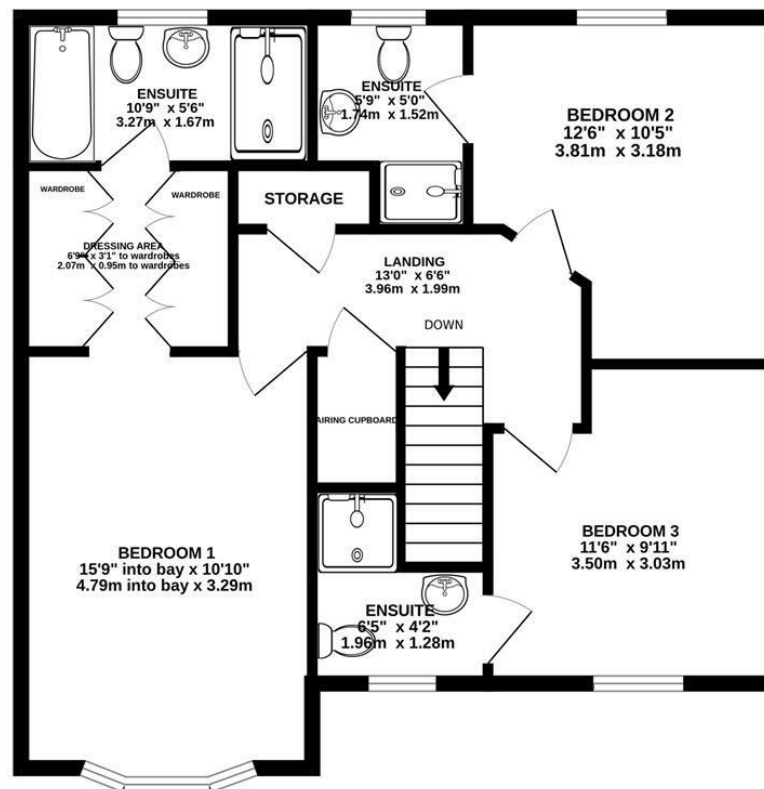
Mobile phone coverage: EE, Three, O2 and Vodafone.



GROUND FLOOR
732 sq.ft. (68.0 sq.m.) approx.



1ST FLOOR
705 sq.ft. (65.5 sq.m.) approx.



TOTAL FLOOR AREA : 1437 sq.ft. (133.5 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.

