



**Whitefield Close, Stonehouse GL10 2AL**  
**Offers Over £330,000**





## Whitefield Close, Stonehouse GL10 2AL

• Chain free • Canalside setting • Within walking distance of local amenities • Spacious accommodation • Mature garden • Eco-friendly home • Potential rental income of £1,150pcm • Tax band B. £1,635.19p/a (2022/2023) • Extremely sought after location • EPC rating TBC



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## Offers Over £330,000

### Entrance Hall

Laminate flooring. Radiator to the side elevation. Doors to the ground floor accommodation and stairs to the first floor.

### Bedroom 2

Wood effect laminate flooring. Large window to the front elevation with radiator beneath. Understairs cupboard.

### Bedroom 3

Wood effect laminate flooring. Large window to the front elevation with radiator beneath. Built in cupboard.

### Bathroom

Wood effect vinyl flooring White tiled walls. Bath with mains powered shower over, WC, and sink. Window to the side elevation.

### Kitchen

Ceramic tiled flooring with complimenting splashback. Matching wall and base units with solid wood worktop over. Integrated oven, gas hob and one and a half bowl inset sink. Ample space for under counter appliances and plumbing for a dishwasher. Window overlooking the garden and stable door into the living room.

### Living Room

Wood effect laminate flooring. Opening into the dining area. Multi fuel fire with chimney breast behind.

### Dining Room

Large window overlooking the garden with radiator beneath. Wood effect laminate flooring. Large sliding doors to the patio.

### Bedroom 1

Wood effect laminate flooring. Custom built wardrobes and dressing area. Eaves storage. Two windows overlooking the garden, as well as two Velux windows.

### Utility/WC

Black tiled flooring. Plumbing for a washing machine. WC and sink. Window to the rear elevation.

### Outside

To the front of the property, there is ample off-road parking. The property benefits from an EV charging point. There is an area of lawn, surrounded by mature plants and shrubs leading to the front door. The landscaped rear garden boasts a large area of patio, perfect for alfresco dining, followed by a spacious area of lawn. Backing onto the Stroudwater Navigation Canal, the garden is fully enclosed with panelled fencing, raised borders and a gated side access

### Tenure, Services and Local Authority

Tenure

Freehold.

All mains' services are believed to be connected to the property.

Solar panels that generate approximately £1500 every year, are owned by the property and included in the sale.

Stroud District Council. Tax Band B. £1,635.19 per annum (2022/2023).

### Location

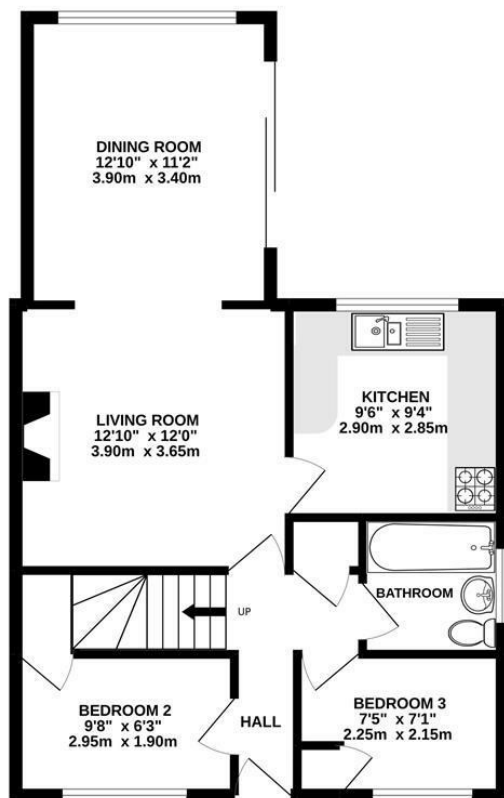
The property is located on the edge of Stonehouse town. Local facilities and amenities include a Co-op with post office, restaurants, and primary and secondary schools. Local walks include the Stroudwater Navigation Canal and The Cotswold Way. The property is near to Junction 13 of the M5 motorway, providing access to Gloucester and Bristol. Stonehouse railway station has a regular train service to London and Cheltenham.

### Agents Notes

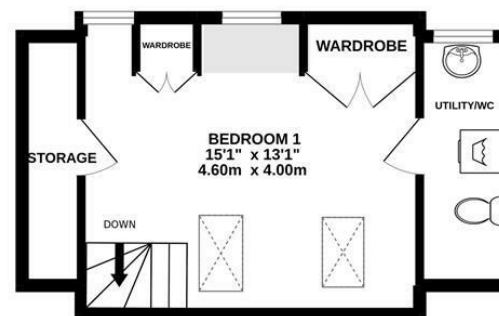
Included in the sale of the property, at no additional cost to the buyer are the solar panels, water softener and filter, integrated oven, car charging point, external hot and cold water taps. For more information on the items, please contact Naylor Powell.



GROUND FLOOR  
605 sq.ft. (56.2 sq.m.) approx.



1ST FLOOR  
272 sq.ft. (25.3 sq.m.) approx.



TOTAL FLOOR AREA : 877 sq.ft. (81.5 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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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.

