



Westward Road, Stroud GL5 4JA
Offers Over £485,000



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- Stunning 1930's detached family home
- Open plan kitchen-dining space
- En-suite to master bedroom
- Large garage and ample off road parking
- Enclosed rear garden
- Convenient location to schools and motorway
- EPC rating: C69



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

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Accommodation

Heading through the porch and into the entrance hall with quarry tiled tessellated flooring, stairs to the first floor, access to the downstairs cloakroom and the downstairs living accommodation. The living room boasts bay window to front aspect and fireplace. Heading through the wooden double doors to the family room, you get a fantastic open feel and a rush of natural daylight. Continuing through to the stunning kitchen-dining space the light and airy feel continues with an abundance of light oozing in through the two sets of bi-folding doors overlooking the rear garden. The kitchen offers a range of clerkenwell flint, high gloss, wall and base units, oak worktops, integral Bosch dishwasher, integrated full height Lamona fridge, integrated full height Lamona freezer, Britannia range style cooker and cooker hood, plus plumbing for washing machine. Upstairs, you initially have the master bedroom boasting views of Selsley Common and an en-suite comprising low level WC, wash hand basin and shower. There are three further sizeable double bedrooms, and a single bedroom perfect for a home office. The family bathroom comprises panelled bath, separate shower cubicle, low level WC and wash hand basin.

Outside

The resin driveway provides off road parking for multiple vehicles, and offers side access to the garage. The large enclosed rear garden is mainly laid to lawn with a shed and full width patio section perfect for alfresco dining.

Location

Conveniently located in between Stroud and Stonehouse in Cainscross, the property is on the doorstep of the Ebley Wharf development offering a great atmosphere, plus a Gym, coffee shop/wine bar, hair salon, barbers' shop and stunning canal and countryside walks. St Matthew's Primary School and Foxmoor Primary School are easily accessible. Stroud provides excellent shopping facilities, a high standard of education with a good variety of state, grammar and private schools in the immediate vicinity as well as a wide range of recreational facilities with a leisure centre in Stroud. This location is also ideal for commuting and transport links, with bus services, a direct line to London Paddington offered by both Stroud and Stonehouse Rail Stations. Junction 13 of the M5 motorway is just under four miles providing easy access to Cheltenham and Bristol.

Tenure, Services and Local Authority

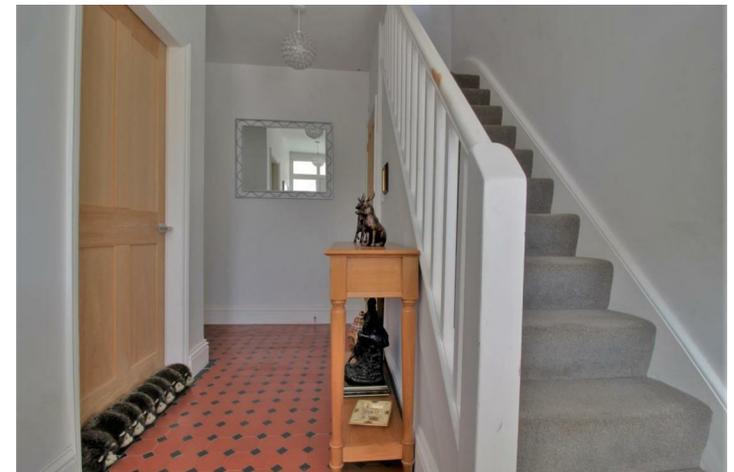
Freehold.

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

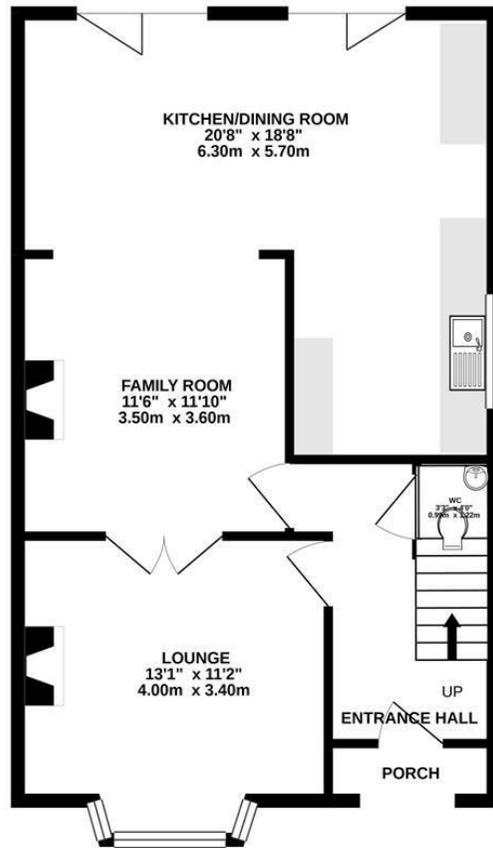
Stroud District Council, tax band D: £1,936.21

Directions

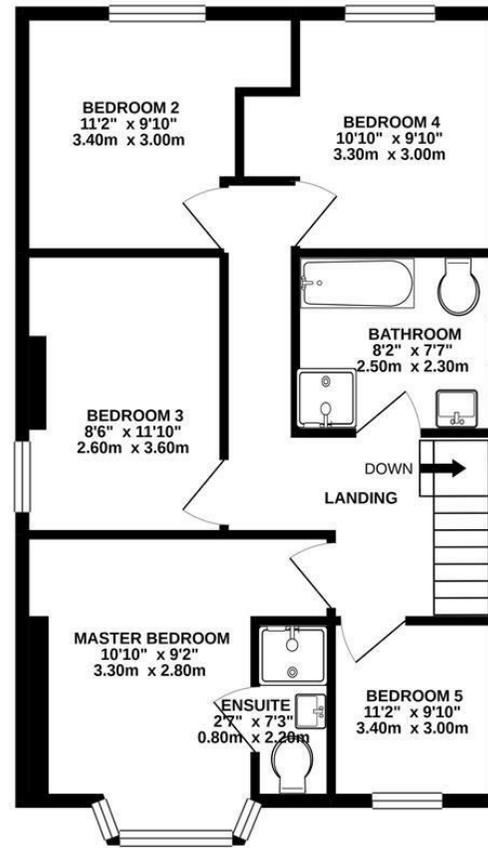
From our office in Stonehouse, turn right onto the Bath Road. At the Horse Trough roundabout, take the first exit onto the Ebley Road. Continue along this road and proceed through four mini roundabouts, continue onto the Westward Road, across the set of traffic lights and you find the property on your left hand side.



GROUND FLOOR
663 sq.ft. (61.6 sq.m.) approx.



1ST FLOOR
664 sq.ft. (61.7 sq.m.) approx.



TOTAL FLOOR AREA : 1327 sq.ft. (123.3 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.

