



**Court View, Stonehouse GL10 3PL**  
**£535,000**



## Court View, Stonehouse GL10 3PL

• Substantial four bedroom detached family home • Living room, dining room, snug and office • Double garage and ample off road parking • Large, enclosed rear garden • Popular cul-de-sac location • Tastefully modernised throughout by current owners • EPC: C71 • Tax band F - £3,036.78 (2022/2023)

**£535,000**

### Accommodation

Through the front door of this beautiful, detached family home and into the light and airy entrance hall boasting karndean flooring. From here you are provided access to the entire ground floor accommodation, along with stairs to the first floor. The first room on your right is incredibly versatile, currently being utilised as a 'snug', but it could quite easily make an additional bedroom or study. There is also an office next to this, ideal for anyone working from home. Opposite the office is the dining room providing the perfect space for a sit-down family meal. Continuing down the hallway you come to the spacious living room offering double glazed sliding back doors to the rear garden. At this end of the hallway, you also have the modern kitchen boasting a range of high gloss wall and base units, sink, five ring gas hob with extractor over, integral double oven and dishwasher, along with an integrated floor to ceiling fridge. Leading on from the kitchen is the useful utility room, fitted with an integrated fridge/freezer and plumbing for a washing machine. Completing the downstairs accommodation is the cloakroom, comprising low level WC and wash hand basin. Heading upstairs you have four fantastic double bedrooms, a newly fitted en-suite from bedroom one and the modern family bathroom. The en-suite comprises single shower, low level WC, wash hand basin and heated towel rail. The bathroom comprises bath with shower over, low level WC, wash hand basin and heated towel rail. There is an excellent loft space running the entire length of the house providing fantastic storage.

### Outside

To the front of the property you have a fantastic double garage with two parking spaces in front, and an additional gravelled patch providing further off road parking spaces. You also have access from the front to the rear garden. The rear garden has undergone a great transformation and boasts a luscious lawn, a sizeable patio as you exit from the house providing the perfect space for alfresco dining. There is an additional patio area in the corner, perfect for a separate seating area. You have a further paved space down the side of the property to the garage.

### Location

The property is located on the edge of Stonehouse town, within easy reach of local amenities including a Co op with a post office, restaurants, primary and secondary schools. Junction 13 of the M5 motorway is just under 3 miles. 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.

### Tenure, Services and Local Authority

Freehold.

All mains services are believed to be connected to the property. Stroud District Council; Tax Band F: - £3,036.78 (2022/2023)

### Directions

From our office in Stonehouse, turn right onto the Bath Road and at the Horse Trough roundabout, take the third exit onto the Bristol Road. Proceed through the set of traffic lights and go over the mini roundabout. Then turn right onto Court View and follow the road, turn right and the mini roundabout, immediately right again and the property will be directly in front of you.



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

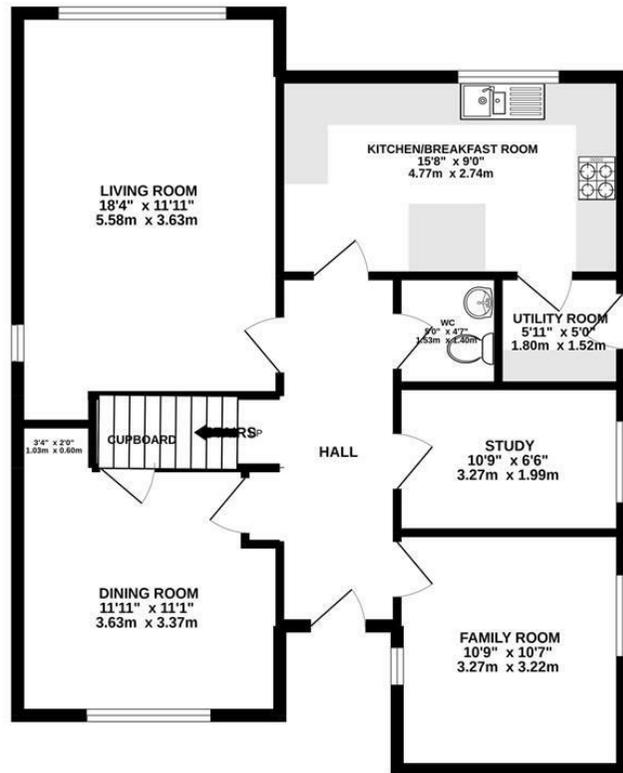
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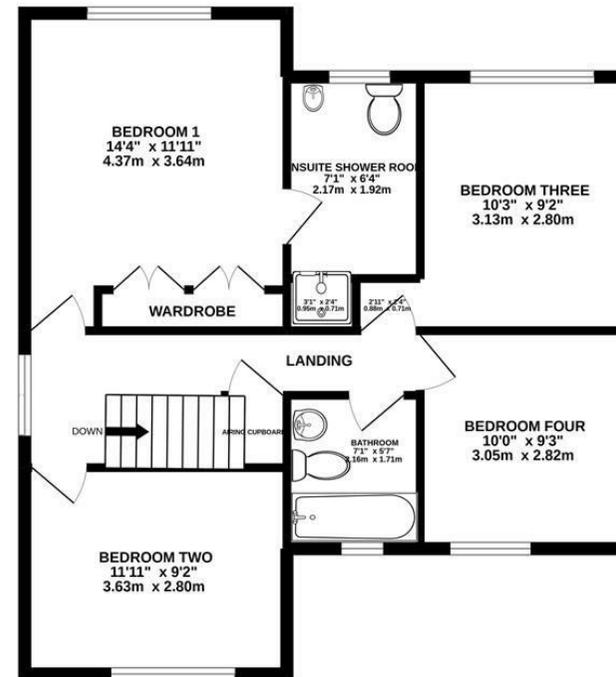
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GROUND FLOOR  
816 sq.ft. (75.8 sq.m.) approx.



1ST FLOOR  
676 sq.ft. (62.8 sq.m.) approx.



TOTAL FLOOR AREA : 1492 sq.ft. (138.6 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C	71	81
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Worst energy efficiency - higher running costs	G		

England & Wales EU Directive 2002/91/EC



