



Rosedale Avenue, Stonehouse GL10 2QH
£425,000



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- Detached house
- Four bedrooms
- Well-proportioned accommodation throughout
- Enclosed East facing garden
- Garage and driveway parking for two vehicles
- Solar panels
- Sought after location in Stonehouse
- Freehold
- Council tax band D (£2,421.63)
- EPC rating B81

£425,000

Entrance Hall

uPVC door to entrance hall. Access to living room, dining room and shower room. Storage cupboard. Radiator.

Living Room

uPVC double-glazed window and Bay window to front elevation. Feature fireplace. Radiator.

Kitchen

uPVC double-glazed window to front elevation, two double-glazed Velux windows and uPVC double-glazed French doors to conservatory with windows either side. Range of wall and base units with breakfast bar and stainless steel one bowl sink with mixer tap and drainer. Space for freestanding cooker. Radiator.

Dining Room

Stairs rising to the first floor with under-stairs storage cupboard. Radiator.

Utility Room

Wall and base units with space for washing machine and fridge/freezer.

Shower Room

Low-level WC, wash hand basin and shower cubicle. Heated towel rail.

Conservatory

uPVC double-glazed French doors to rear garden and uPVC double-glazed windows surrounding. Radiator.

Bedroom One

uPVC double-glazed window to front elevation. Built-in wardrobes and drawers. Radiator.

Bedroom Two

uPVC double-glazed window to rear elevation. Built-in wardrobes and over-stairs storage. Radiator.

Bedroom Three

uPVC double-glazed window to front elevation. Radiator.

Bedroom Four

uPVC double-glazed window to rear elevation. Built-in wardrobe. Radiator.

Bathroom

Two uPVC double-glazed windows to side elevation. Low-level WC, wash hand basin and bath with hand held shower. Heated towel rail.

Outside

The property benefits from driveway parking for two tandem vehicles. There is a single garage that has been split with a stud wall by the current owners, this creates a garage section and a workshop section, both with power and light. The rear garden is fully enclosed and backs on to the local quarry. It is mostly laid to lawn with a patio area and an array of greenery. There is a helpful storage shed.

Location

The property close to Stonehouse town. Local facilities include a Co-op with a Post Office, restaurants, primary and secondary schools. The property is approximately 4 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.

Council tax band: D.

Local authority and rates: Stroud District Council - £2,421.63 (2025/26).

Electricity supply: mains.

Water supply: mains.

Sewerage: mains.

Heating: gas central heating.

Broadband speed: 17 Mbps (basic) and 80 Mbps (superfast).

Mobile phone coverage: EE (Limited), Three (Limited), O2 (Limited) and Vodafone (Limited).



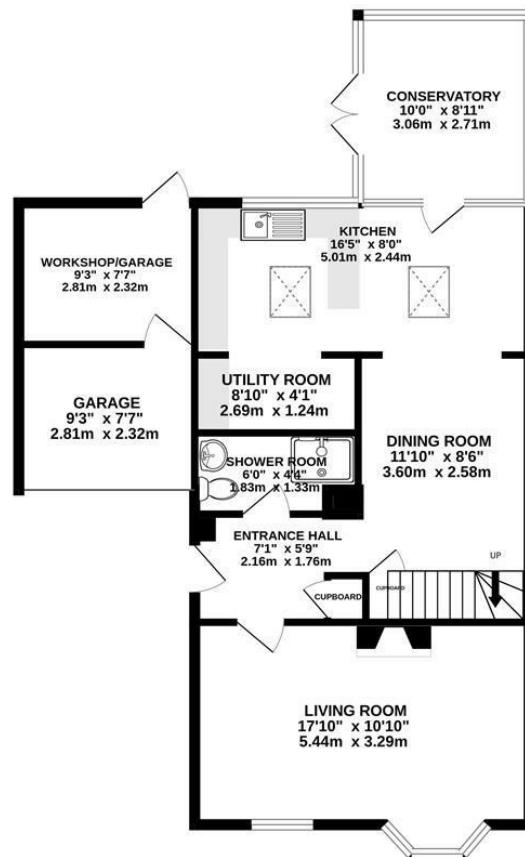
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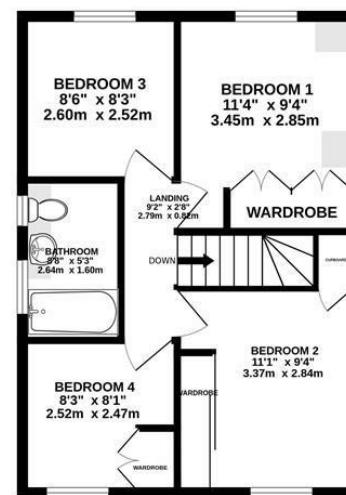
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GROUND FLOOR
823 sq.ft. (76.5 sq.m.) approx.



1ST FLOOR
454 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA: 1277 sq.ft. (118.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of individual rooms and of the house as a whole are approximate. Prospective purchasers are advised to make their own arrangements to check the details of the property prior to purchase. We cannot accept any responsibility for any 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.

