



SawyerS
Sales & Lettings

**75 Regent Street, Stonehouse,
Gloucestershire, GL10 2AA
Offers Over £450,000**

75 Regent Street, Stonehouse, Gloucestershire, GL10 2AA

Sawyers Estate Agents are delighted to bring to the market this impressive and deceptively spacious three double bedroom detached residence located within easy reach of the town centre. The property is located towards the end of the popular Regent Street no through road. This much-loved home offers stylishly presented, light and airy accommodation which briefly consists; entrance hall, cloakroom, sitting room, kitchen/dining room and utility to the ground floor whilst upstairs on the first floor you will find the master bedroom suite with seating area and shower room, two further double bedrooms and stylish bathroom.

The property benefits from double glazing, LED lighting and gas central heating. The garden is of note with its southerly aspect and patio/seating area giving you somewhere to sit out and enjoy the sunshine. The driveway provides off-road parking and access to the detached garage.

Amenities: Being situated within the ever popular Regent Street in Stonehouse, this location allows for easy access to Stonehouse Railway Station, Doctors Surgery and the shops and amenities of Stonehouse Town Centre. There are Spar and Co-op convenience stores, with Sainsbury's a short distance away along the A419 on the western edge of Stroud. Stonehouse railway station has a regular train service to both London and Cheltenham. Stroud is one of Gloucestershire's most popular market towns, situated at the convergence of the five valleys amongst the famous Cotswold countryside. A blend of rich industrial heritage and contemporary amenities. A bustling street market together with town centre shopping, pubs, restaurants and bistros. There are first class schools catering for all grades and age groups. As well, there is an excellent bus service around the area. The M5 Motorway brings the larger cities of Gloucester, Cheltenham and Bristol within easy commuting distance.

Entrance Hall

Double glazed door to front, LED recessed down lights, stairs to first floor and karndean flooring.

Cloakroom

Extractor. LED recessed down lights, concealed cistern low level WC, wash hand basin set within vanity unit, tiled wall, illuminated demister mirror, heated towel rail and tiled floor.

Sitting Room 5.64m (18'6") x 4.38m (14'4")

Double glazed French doors to side, double glazed window to side, double glazed window to front, LED recessed down lights, fireplace with log burner, radiator, television point and karndean flooring.

Kitchen/Dining Room 6.51m (21'4") x 3.94m (12'11")

Double glazed French doors to side with double glazed windows to each side, and further double glazed window to side. LED recessed down lights. Stylish range of modern fitted wall and base units complemented with contrasting roll edged work surfaces, under unit lighting, stainless steel single bowl sink with separate drainer and mixer tap. Tiled splash backs, gas hob with extractor hood over, built in `Neff` double oven, built in `AEG` fridge/freezer, plumbing for both a washing machine and dishwasher. Television point. Radiator. Under stairs cupboard and tiled floor.

Utility

Double glazed door to rear, extractor, fitted base units with roll edge works surface and tiled splash back, plumbing for washing machine, space for tumble dryer, telephone point and tiled floor.

First Floor

Landing

Double glazed window to rear, LED recessed down lights, access to loft (with pull down ladder, light and part boarded), stylish glass and brushed steel balustrade and cupboard housing the wall mounted `Vaillant` combination boiler.

Bedroom One 5.66m (18'7") x 4.35m (14'3")

Two double glazed windows to side, LED recessed down lights, built in double wardrobe, built in storage cupboard, radiator and television point.

Ensuite Shower Room

Double glazed window to front. Extractor. Double walk in shower with glazed screen, both with a hand held shower and fixed water fall shower. Concealed cistern WC and wash hand basin set within vanity unit. Illuminated demister mirror, part tiled walls, heated towel rail and tiled floor.

Bedroom Two 4.02m (13'2") x 3.24m (10'8")

Double glazed window to side, LED recessed down lights, radiator and television point.

Bedroom Three 4.02m (13'2") x 3.2m (10'6")

Double glazed window to side, LED recessed down lights, and radiator.

Bathroom

Double glazed window to front, extractor, LED recessed down lights, bath, concealed cistern WC and wash hand basin set within vanity unit. Fitted storage, part tiled walls, heated towel rail and tiled floor.

Outside

Gardens & Courtyard

The garden and courtyard wrap around the sides and rear of the property. The enclosed garden is mainly laid to lawn enjoying a southerly aspect with a pleasant patio/seating area and two mature tree`s. Gated side access, outside light and outside tap. The rear courtyard is also enclosed with gated side access and is laid to patio with space for two garden sheds, outdoor lighting and a water butt.

Detached Garage 6.46m (21'2") x 3.24m (10'8")

Up and over door, door to side, power and light.

Agents Note

Please note that the two mature tree`s in the garden are subject to Tree Preservation Orders.

Selling Agent

Sawyers Estate Agents
17 George Street
Stroud
Gloucestershire
GL5 3DP

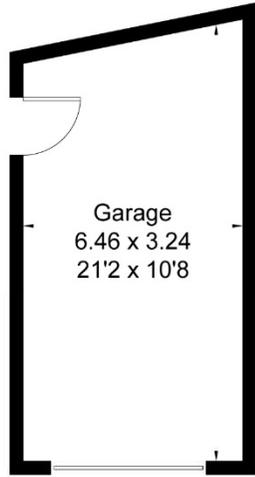
01453 751647

info@sawyersestateagents.co.uk

EPC

Pending

Approximate Area = 134.6 sq m / 1449 sq ft
Garage = 20 sq m / 215 sq ft
Total = 154.6 sq m / 1664 sq ft
Including Limited Use Area (0.2 sq m / 2 sq ft)



(Not Shown In Actual
Location / Orientation)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 303971

DISCLAIMER: These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect to this property. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. All measurements and distances are approximate only. Room sizes should not be relied upon for carpets and furnishings. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Floor plans are not to scale. Sawyers Estate Agents/Fine and Country cannot be responsible for any inaccuracy.

