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Sales & Lettings

22 Glen Park Crescent, Kingscourt,
Stroud, Gloucestershire, GL5 5DT
Price £415,000

22 Glen Park Crescent, Kingscourt, Stroud, Gloucestershire, GL5 5DT

A well presented three bedroom detached family home situated in a very sought after residential area. There are wonderful countryside views that stretch across the Severn estuary and beyond on a clear day. There is a detached garage, driveway parking for two cars and established gardens.

Sawyers Estate Agents are delighted to bring to the market this detached family house, situated in quiet cul de sac in Kingscourt. The property briefly comprises: Entrance hall, light filled lounge/dining room with super views, kitchen, utility/lobby room and a shower room on the ground floor. Three bedrooms and a shower room on the first floor. Outside you will find a detached garage, driveway parking for two cars and established gardens.

Amenities: - Amenities available within the vicinity include the well regarded Gastrells School and the Kings Head public house. Rodborough Common, together with its neighbour Minchinhampton Common some 600 acres of common land vested in the National Trust, is designated as an Area of Outstanding Natural Beauty where opportunities for walking, golf and equestrian activities are readily available. Local amenities are accessible in the towns of Minchinhampton, Stroud and Nailsworth with a wide selection of recreational facilities, individual shops and supermarkets. Stroud holds an award-winning Farmers' Market every Saturday. Education within the area is excellent and includes Beaudesert Park Preparatory School, Wycliffe College, Cheltenham Ladies' College and Cheltenham College, and Grammar Schools at Stroud High School for Girls & Marling School for boys. Access to the M5 motorway is available from J13 at Eastington, with Cheltenham, Gloucester, Cirencester, Bath and Bristol all within easy driving distance. A mainline intercity rail service to London (Paddington) is available from Stroud or Kemble.

Entrance Hall

Double glazed front door with a leaded light, double glazed window to the front with views, solid oak flooring, staircase to first floor, doors to the kitchen and lounge.

Lounge - Dining Room 6.82m (22'5") x 3.62m (11'11") Max

A lovely light filled room with super countryside views to the front from a large double glazed window and a double glazed window to the rear overlooking the garden, double glazed patio door to rear garden, recessed coal effect gas fire.

Kitchen 3.02m (9'11") x 2.52m (8'3")

Double glazed window to the rear overlooking the garden, laminated work tops with a range of cupboards and drawers under, matching wall cupboards, built in Baumatic electric oven with cupboards below and above, recessed stainless steel 4 ring gas hob with a matching extractor hood above, stainless steel one and a half bowl, single drainer unit with mixer tap, integrated fridge, ceramic tiled floor, useful under stairs storage cupboard,

serving hatch to dining room and a double glazed door giving access to:-

Utility - Lobby 3.63m (11'11") x 1.37m (4'6")

Double glazed picture window to the side with views, double glazed door giving access to the rear garden, two Velux windows, space for a washing machine and tumble dryer with work top above, space for a fridge/freezer, door to:-

Shower Room

Double glazed window to side, velux window, a large corner shower cubicle with glazed doors, low level wc, vanity wash hand basin with a cupboard below and mirror behind, ceramic tiled floor.

First Floor

Landing

Double glazed window to side with views towards Woodchester, Airing cupboard housing an Alpha gas boiler and slatted shelving,

Bedroom One 3.68m (12'1") x 2.97m (9'9")

Large double glazed window to the front with picturesque views across rolling countryside.

Bedroom Two 3.02m (9'11") x 2.96m (9'9")

Double glazed window to the rear.

Bedroom Three 2.61m (8'7") x 2.6m (8'6")

Double glazed window to the front with lovely countryside views.

Shower Room

Double glazed window to rear and side with obscure glass, large shower cubicle with sliding curved doors, pedestal wash hand basin with a mirror and light above, low level wc, chrome heated towel rail.

Gardens

There are established gardens to the front of the property with pathways and steps leading up to the front door. There is driveway parking for two cars in front of the garage. The rear garden has been designed with limited maintenance in mind and has a gravelled patio, storage shed and flower beds. There is an area of garden to one side, suitable for housing a greenhouse and access to the garage on the other side.

Detached Garage 5.49m (18'0") x 2.95m (9'8")

A recently replaced roof, window, power and light and door to the garden.

Selling Agent

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Local Authority

Stroud District Council - Band D

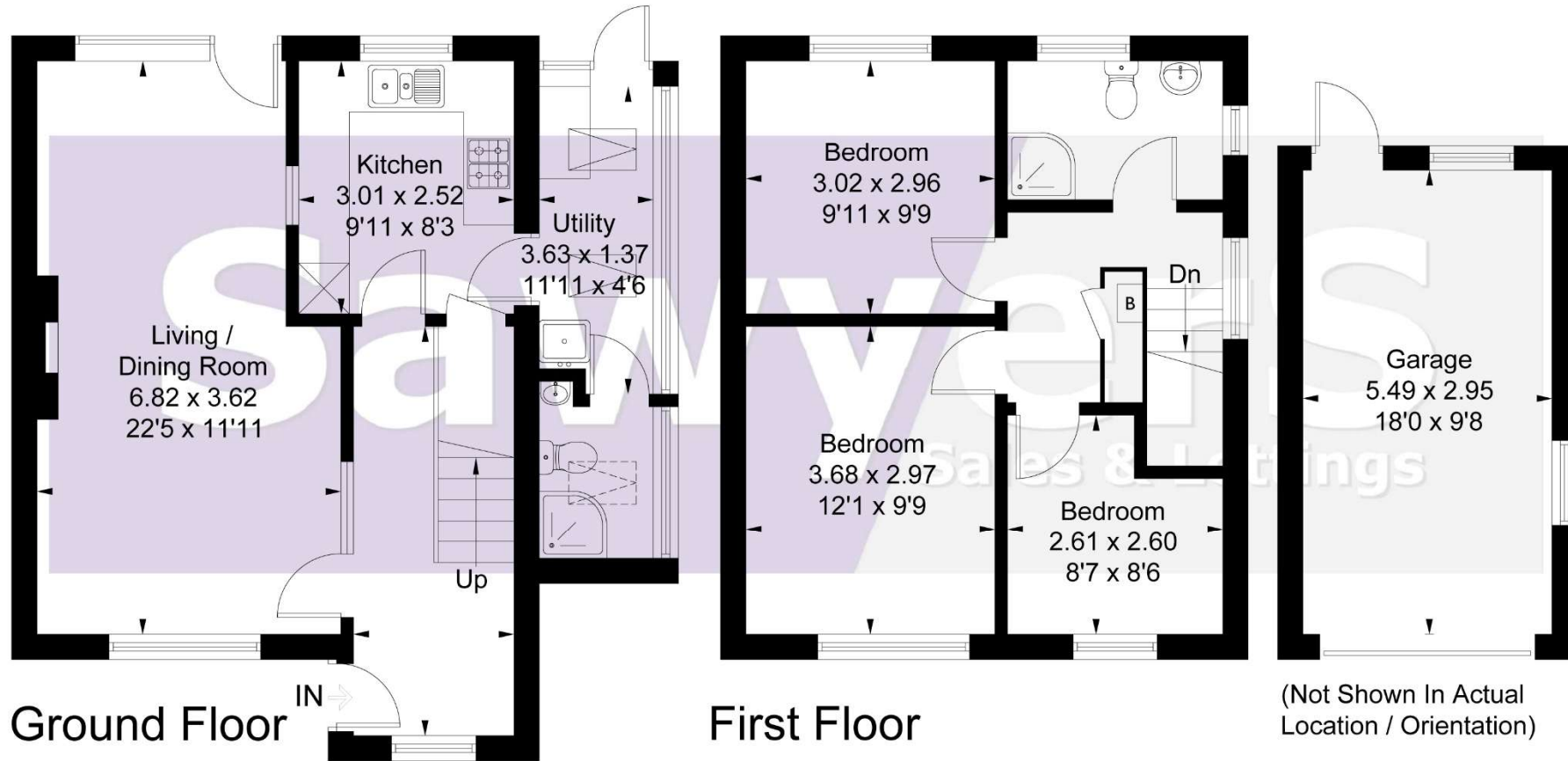
Directions

For SAT NAV use: GL5 5DT

From Stroud take the A46 towards Nailsworth. Continue over the crossroads past B&Q and take the second left at the bottom of the hill into Kitesnest Lane. At the top of the hill turn right and follow the road round to the left past Rooksmoor Hill. Continue up and follow the road round to the left hand side into Glen Park Crescent, the property can be found a on the right hand side as indicated by the 'For Sale' board.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		81
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Approximate Area = 88.3 sq m / 950 sq ft
Garage = 16.2 sq m / 174 sq ft
Total = 104.5 sq m / 1124 sq ft



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 316326

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