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Sales & Lettings

**42 Stonecote Ridge, Bussage, Stroud,
Gloucestershire, GL6 8JY
Price £385,000**

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A neatly presented, light and airy three bedroom detached house located within a choice position. Two separate receptions, cloakroom and conservatory. The driveway provides parking and access to the garage whilst to the rear you will find the enclosed generous garden.

Sawyers Estate Agents are pleased to offer to the market this light and airy three bedroom detached home located within the ever popular Stonecote Ridge cul-de-sac in Bussage. The accommodation in briefly consists: Entrance porch, cloakroom, living room, dining room, kitchen, and conservatory. Upstairs on the first floor you will find the three bedrooms and family bathroom. Benefits include double glazing and gas central heating. Outside the property enjoys a generous and level enclosed rear garden. The property is approached via a driveway providing off road parking and access to the garage. Early viewing highly recommended to avoid missing out!

Amentities: - Stonecote Ridge is located within the Manor Farm village located at Chalford / Bussage. This is a modern development created over the last 30+ years, which has proved very popular with all age groups. Amenities include a primary school, doctor's surgery and both general grocery and take away shops. A secondary school is also within walking distance. Stroud is located some 4 miles away. 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 is also close by bringing the larger cities of Gloucester, Cheltenham and Bristol within easy commuting distance

Entrance Porch

Double glazed window to front, coving, radiator and laminated floor.

Cloakroom 1.07m (3'6") x 1.21m (4'0")

Double glazed window to front, low level WC, wash hand basin, tiled splash back, radiator and tiled floor.

Living Room 5.29m (17'4") x 4.56m (15'0")

Double glazed window to front, coving, stairs to first floor, living flame gas fire with stone surround with mantel, wall light points, double doors leading to the dining room, radiator, television point and laminated floor.

Dining Room 3.75m (12'4") x 2.63m (8'8")

Double glazed patio doors leading to the conservatory, coving, under stairs storage, radiator and laminated floor.

Conservatory

Double glazed French doors to garden, double glazed windows to all sides, radiator and laminated floor.

Kitchen 2.84m (9'4") x 2.49m (8'2")

Double glazed door to side, double glazed window to rear, range of fitted wall and base units with work surface over, one and a quarter bowl sink unit with mixer tap, tiled splash backs, fitted gas hob with filter hood over and oven under, space for fridge/freezer, plumbing for washing machine, radiator and tiled floor.

First Floor

Landing

Access to loft, coving, storage cupboard and separate airing cupboard.

Bedroom One 3.62m (11'11") x 3.02m (9'11")

Double glazed window to front, built in double wardrobe, built in storage and radiator.

Bedroom Two 3.25m (10'8") x 2.86m (9'5")

Double glazed window to rear, coving, built in double wardrobe, built in storage and radiator.

Bedroom Three 2.73m (8'11") x 2.03m (6'8")

Double glazed window to front, coving and radiator.

Bathroom

Double glazed window to rear, bath with shower over, low level WC, wash hand basin, part tiled walls, radiator and tiled floor.

Outside

Front

Driveway providing off road parking and access to the garage, lawn area with flower and shrub border, outside light and gated side access to rear.

Garage

Up and over door to front, door to rear, window to rear, power and light.

Rear

Generous enclosed garden being mainly laid to lawn, with flower and shrub borders and patio/seating area. Outside tap and outside light.

Selling Agent

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EPC

Pending

Local Authority

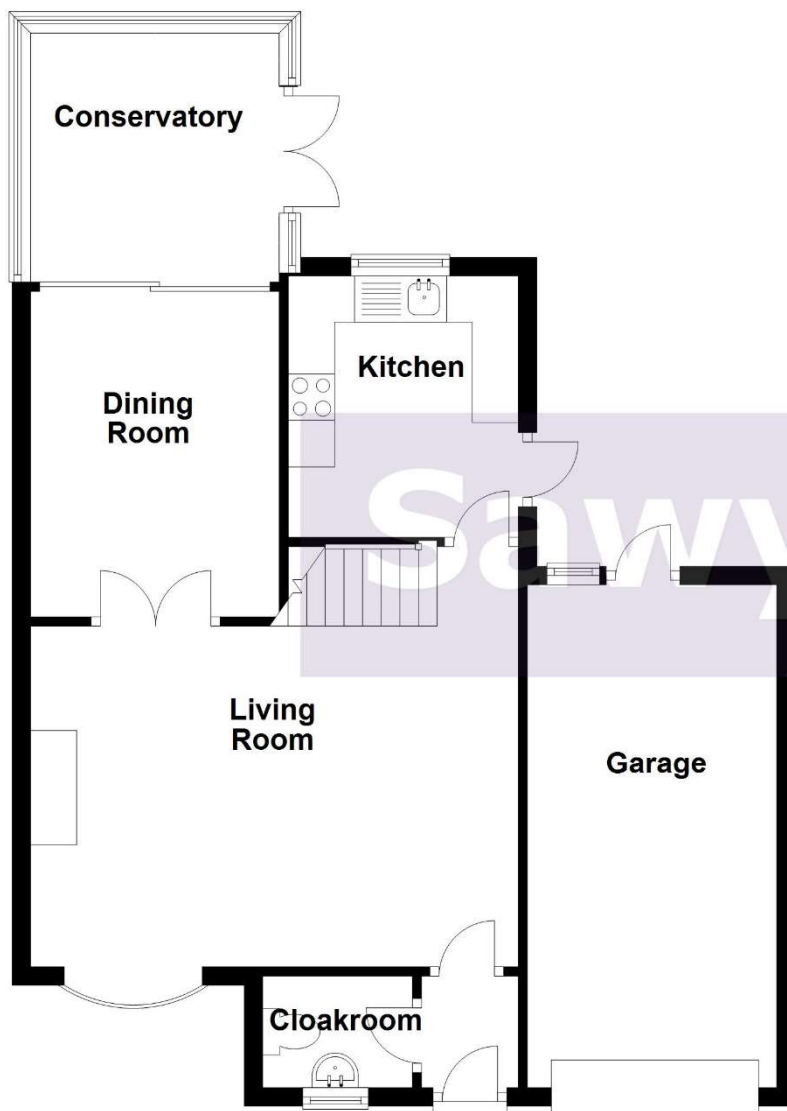
Stroud District Council - Band D

Directions

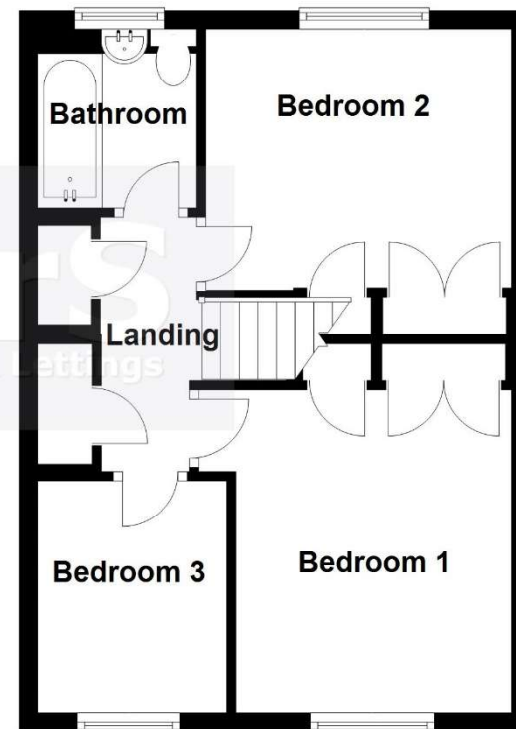
For SAT NAV use: GL6 8JY

From Stroud take the A419 London Road towards Cirencester, continue through Thrupp and into Brimscombe. Turn left into Toadsmoor Road, continue to the top of the hill. Turn right into The Ridgeway and then left into Tanglewood Way. Turn left into the Old Common. Proceed ahead, then turn left into Stonecote Ridge, turn left again and the property will be located on your right hand side, clearly identified by our 'For Sale' board.

Ground Floor



First Floor



Plans are to be used as a guide only and are not to scale.
Plan produced using PlanUp.

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