



**SawyerS**  
Sales & Lettings

**The New House, 54 Summer Street, Stroud,  
Gloucestershire, GL5 1NY  
Price £525,000**

**Sawyers Estate Agents** are pleased to bring to the market this well presented and proportioned four double bedroom three-storey detached home. The elevated position allows breathtaking views across the Stroud valleys. The adaptable accommodation briefly consists, entrance hall, cloakroom, living room and generous and stylish kitchen/dining room on the ground floor. The lower ground floor provides a further cloakroom, study and access to the garage, whilst over the first and second floors you will find the four double bedrooms, shower room and separate family sized bathroom.

Benefits include double glazing and gas central heating. Outside, the garden is of particular note having been professionally landscaped by Graduate Gardeners in Bisley during 2020/21. The terrace provides you a pleasant area to sit out and enjoy the view. Internal viewing highly recommended to appreciate the space on offer.

**Amenities:** - 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.

## Ground Floor

### Entrance Hall

Door to side, double glazed window to side, stairs to first floor, alarm panel, telephone point.

### Cloakroom

Double glazed window to front, extractor, low level W/C, pedestal wash hand basin, tiled splash backs and radiator.

### Living Room 6m (19'8") x 4.99m (16'4")

Double glazed patio doors to front, leading out to the terrace, double glazed window to front, wall light points, fireplace with gas stove, two radiators, television point and laminated floor.

### Kitchen/Dining Room 4.89m (16'1") x 4.09m (13'5")

Double glazed window to front. Recessed down lighting. Modern and stylish range of fitted wall and base units complemented with light coloured block edge work surfaces, breakfast bar, twin bowl sink with mixer tap, tiled splash backs, fitted gas hob with double oven under and filter hood over, built in dishwasher, space for fridge, further space for fridge/freezer, wall mounted `Worcester Bosch` combination boiler and radiator.

## Lower Ground Floor

### Inner Hall

Stairs to ground floor, door to garage, plumbing for washing machine, space for tumble dryer and radiator.

### Cloakroom 1.92m (6'4") x 1.12m (3'8")

Low level W/C and pedestal wash hand basin with tiled splash back.

### Study Basement 2.96m (9'9") x 1.74m (5'9")

Double glazed window to side, radiator and additional gas wall mounted heater.

## First Floor

### Landing

Stairs to second floor, double glazed window to rear and radiator.

### Bedroom Two 4.91m (16'1") x 3.22m (10'7")

Double glazed window to front, walk in wardrobe and radiator.

### Bedroom Three 3.94m (12'11") x 2.63m (8'8")

Double glazed window to front and radiator.

### Bedroom Four 3.18m (10'5") x 3.18m (10'5")

Double glazed window to front and radiator.

### Shower Room 2.25m (7'5") x 1.68m (5'6")

Double glazed window to rear, extractor, walk in double width shower cubicle, low level W/C and pedestal wash hand basin. Part tiled walls and radiator.

## Second Floor

### Landing

Storage, and further recess storage area.

### Bedroom One 5.96m (19'7") x 3.59m (11'9")

Double glazed dormer window to front, double glazed velux style window to rear, double glazed window to side, two radiators, television point and telephone point.

### Bathroom 3.53m (11'7") x 3.16m (10'4")

Double glazed dormer window to front, double glazed velux style window to rear and recessed down lighting. Suite consisting bath, separate shower cubicle, low level W/C. pedestal wash hand basin and bidet. Part tiled walls.

## Outside

### Front

Driveway providing off road parking and access to the garage. `Pod point` EV charging point, Outside tap. Bin storage area, steps lead up to the gated terrace. The garden is of particular note having been professionally landscaped during 2020/21 being mainly laid to patio/gravel, giving you a pleasant area to sit out and enjoy the views. Outside courtesy and security lighting, garden shed, outside power points, raised flower borders, low level Cotswold stone walling, iron railing, beech hedging and steps to rear area.

### Rear

Raised covered seating area, raised vegetable garden planters and paved path. Water Butt with hose attachment.

### Garage 5.06m (16'7") x 2.89m (9'6")

Electric up and over door, power and light.

### Material Information

Title Number: GR296374 & GR294759

Tenure: Freehold

Conservation Area: No

Grade II Listed: No

Local Authority: Stroud District

Council Tax Band: E

Annual price £2,896 (2024/25)

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas central heating

Flood Risk: Very Low Risk

Mobile coverage: EE, Vodafone, Three, O2

Broadband Speed: Basic (8 Mbps) Superfast (80 Mbps)

Satellite/Fibre TV Availability: BT, Sky, Virgin.

(This information is subject to change and should be checked by your legal advisor)

### Selling Agent

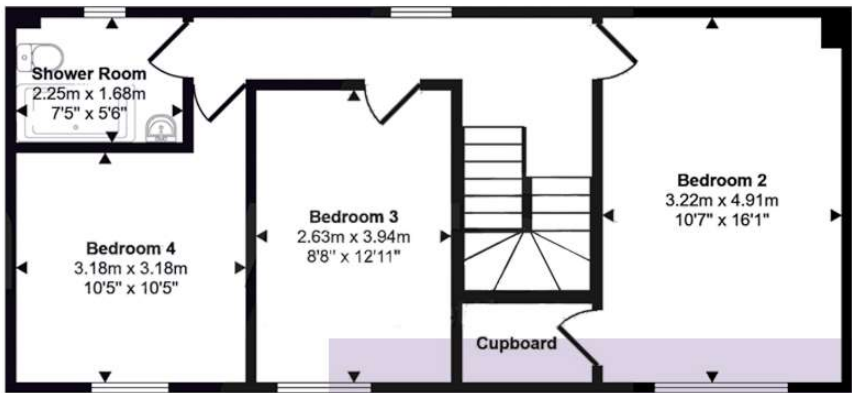
Sawyers Estate Agents

01453 751647

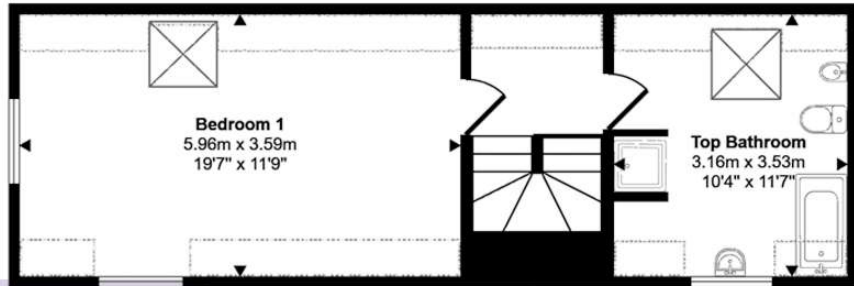
info@sawyersestateagents.co.uk

### Directions

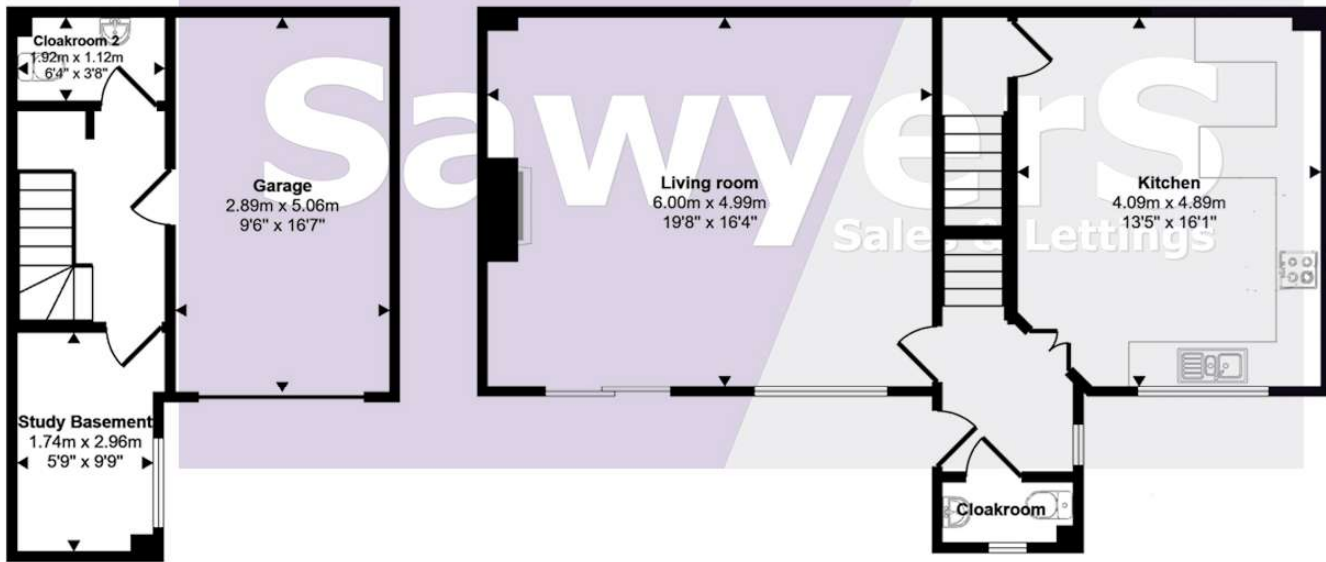
For SAT NAV use: GL5 1NY



First Floor  
Approx 55 sq m / 597 sq ft



Second Floor  
Approx 40 sq m / 429 sq ft



Lower Ground Floor  
Approx 29 sq m / 310 sq ft

Ground Floor  
Approx 59 sq m / 638 sq ft

☐ Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		78	85
(56-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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