35 Swallowcroft, Eastington, Stonehouse, Gloucestershire, GL10 3BH

Guide Price £365,000

PETER JOY

Sales & Lettings

35 Swallowcroft, Eastington, Stonehouse, Gloucestershire, GL10 3BH

A well-presented three-bedroom semi-detached home situated on a sought-after road in the popular village of Eastington. The property offers three generous bedrooms, a modern kitchen and family bathroom, a sitting room opening into the dining room. Outside, there is off-road parking for several cars, a garage and a level rear garden. The village benefits from an excellent primary school, a shop, a popular pub, and countryside walks nearby.

ENTRANCE HALLWAY, SITTING ROOM, DINING ROOM, KITCHEN, THREE BEDROOMS, FAMILY BATHROOM, GOOD SIZED GARDEN, GARAGE, AMPLE OFF ROAD PARKING, POPULAR VILLAGE LOCATION

Viewing by appointment only

The Old Chapel, Brimscombe, London Road, Stroud, GL5 2SA t: 01453 766333 Email: stroud@peterjoy.co.uk

Description

A semi-detached home situated on a sought-after road in Eastington, a popular village to the west of Stroud. The thriving community benefits from an excellent primary school, village shop, popular pub, and beautiful countryside walks. Built using traditional methods beneath a pitched roof, the property offers well-proportioned accommodation arranged over two floors. The ground floor comprises an entrance hall, a sitting room opening into the dining room, and a modern fitted kitchen with integrated appliances and a useful pantry. Upstairs, there are three generous bedrooms, with the principal bedroom measuring 14'0 x 9'11 together with a contemporary family bathroom.

Outside

Outside to the front of the property, there is ample off-road parking, with a single garage situated to the side and access leading through to the rear garden. The rear garden features a block-paved patio area, a level lawn bordered by mature planting, and a further patio seating area positioned in the far corner, providing an ideal space for outdoor entertaining.

Location

Eastington is well known locally for its good community and allows for easy access to the shops, amenities and train station of Stonehouse with schooling, pubs, a shop, a village hall, hairdressers and brilliant walks close by. Nearby Stonehouse has seen many changes over the years, and considerable growth, but remains a friendly town and a proud community spirit. It is a great place to live, with a wide range of housing, a direct railway line to London, primary and secondary schools and a location just 2.5 miles from the M5 motorway. Stonehouse has all the facilities one would expect of a small town, including a GP surgery, Co-op, three playing fields, pubs and a bustling High Street with independent shops, restaurants and cafes. The town is also the location for Wycliffe College, a private school with boarding facilities. But in keeping with the rest of the Stroud area, residents are never far from stunning scenery. The Stroud water Canal runs through Stonehouse and the town is also on the doorstep of beautiful Doverow Hill and a lovely cycle trail which runs to Nailsworth.

Directions

From Stroud take the A419 towards Stonehouse and the M5 motorway at the end of the bypass. At the Horsetrough roundabout bear left and proceed towards the M5. Continue past Stonehouse Court Hotel and onto the next roundabout. Proceed straight over signposted M5. Turn left at the next roundabout signposted Eastington continuing into the middle of the village. At the roundabout turn left and then take the first left into Swallowcroft. Turn into the second cul-de-sac on the left hand side and Number 35 can be found almost immediately on the right hand side as indicated by our For Sale Board.

Property information

The property is Freehold. Mains gas, electricity and water and drainage are connected. The council tax band is C. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include standard and superfast connection, and you are likely to have good voice and data service from EE and Three, but variable service from O2 and Vodafone.

Local Authority

Stroud District Council, Ebley Mill,Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321

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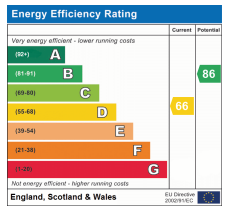
Approximate Gross Internal Area = 82.3 sq m / 886 sq ft
Garage = 15.0 sq m / 161 sq ft
Total = 97.3 sq m / 1047 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1322097)



These sales particulars are prepared in good faith and are for general guidance only. We have not tested the services, appliances and fittings nor carried out a detailed survey and interested parties should employ their own professionals to make such enquiries before making any transactional decisions. Room sizes are internal and should not be relied upon for carpets and furnishings. Any plan is for layout and guidance only. Notice is given that all fixtures, fittings, carpets, curtains/blinds and kitchen equipment are deemed removable by the vendor unless specifically itemised within those particulars.

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