12 Delmont Grove, Stroud, Gloucestershire, GL5 1UN

Guide Price £416,000

PETER JOY

Sales & Lettings

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Chain Free: A well-presented four-bedroom detached family home, quietly positioned on a corner plot in the popular Uplands area. Offering spacious accommodation including two reception rooms, kitchen, downstairs wc, master bedroom with en-suite and a generous living room with doors opening onto a private enclosed rear garden. With driveway parking, garage and easy access to local amenities, parks, primary school and Stroud town centre, this is an ideal family home in a sought-after location.

ENTRANCE HALL, SITTING ROOM, KITCHEN, DINING ROOM, WC, MASTER BEDROOM WITH ENSUITE SHOWER ROOM, THREE FURTHER BEDROOMS, FAMILY BATHROOM, GARDEN TO FRONT & REAR, GARAGE, DRIVEWAY PARKING, GAS CENTRAL HEATING & DOUBLE GLAZED THROUGHOUT.

Viewing by appointment only

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

Description

Set within a quiet corner plot in the popular area of Uplands, 12 Delmont Grove is a well-presented four-bedroom detached home offering spacious and well-proportioned accommodation arranged over two floors. The property has been lovingly maintained by the current owners and provides a comfortable and practical family home. Uplands is well served by a range of local amenities, including two convenience stores, a well-established primary school, All Saints Church and two parks. The wider amenities of Stroud are also within easy reach and just a short walk away. Built using traditional construction methods beneath a pitched tiled roof, the ground floor, which has underfloor heating and radiators, comprises a welcoming entrance hall, dining room, downstairs WC, kitchen and a generous living room with patio doors opening onto the rear garden. Upstairs, the first-floor landing leads to three bedrooms, a family bathroom and the spacious master bedroom, which benefits from its own en-suite shower room. Combining generous accommodation, a peaceful setting and convenient access to local amenities and Stroud, 12 Delmont Grove would make an excellent family home.

Agents Note: Probate is awaited.

Outside

Externally, steps lead from the driveway parking and garage past the front garden to the property. To the rear is a good-sized, enclosed garden featuring a patio seating area directly accessible from the living room, a lawn, hedged boundaries, garden shed and a selection of established shrubs and mature planting.

Location

Delmont Grove is a popular cul de sac on the outskirts of Stroud in the Uplands area. Uplands benefits from a well-established primary school, All Saints church, nearby allotments, convenience stores, a playing field, two parks and outstanding countryside walks in nearby Slad. Stroud town has a wide range of shops and amenities, including supermarkets, local speciality stores, a hospital, state and private schools, a leisure and sports centre, award winning weekly farmers market and a main line railway station with inter city services travelling to London (Paddington). Cirencester (10 miles), Cheltenham (15 miles), Swindon (25 miles), Bristol and Bath (25 miles) are all within comfortable driving distance.

Directions

From Stroud take the B4070 Slad Road. Take the first turning for Folly Lane/Birches Drive on your left and continue. Take the next turning on the right into Delmont Grove. Follow the road all the way to the top, where number 12 can be found set up in the top right hand corner identified by Our For Sale Board.

Property Information

The property is freehold. Mains electricity, gas, water and drainage are connected to the house. The council tax band is E. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include ultrafast. You should have mobile voice calling and data service from EE and Three, but slightly limited service from Vodaphone and O2. We have been informed that the property has cavity wall insulation.

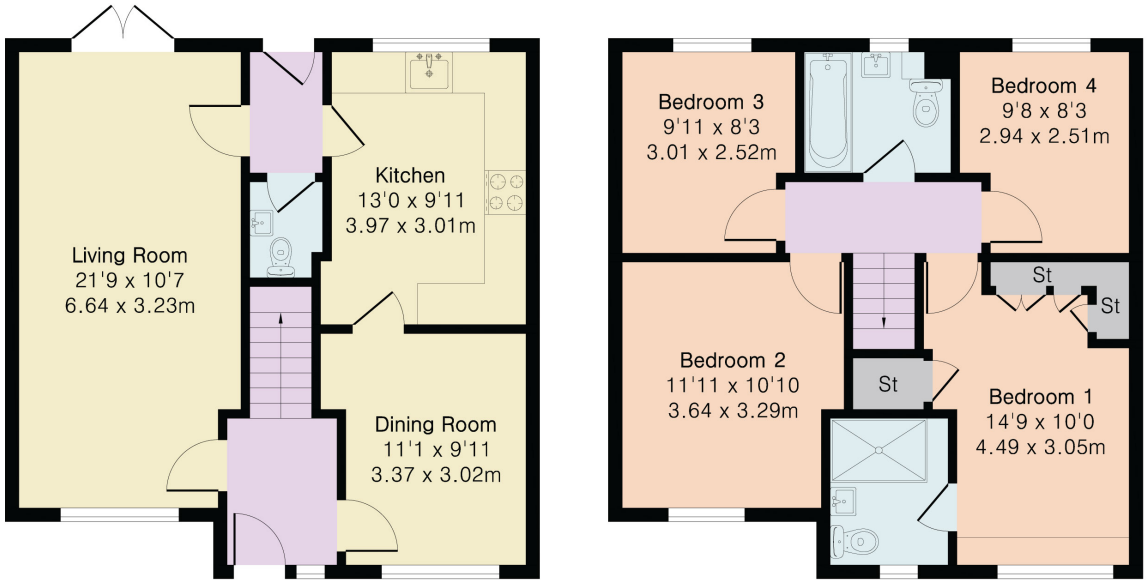
Local Authority

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

Approximate Gross Internal Area 1132 sq ft - 106 sq m

Ground Floor Area 566 sq ft – 53 sq m

First Floor Area 566 sq ft – 53 sq m



Ground Floor

First Floor

PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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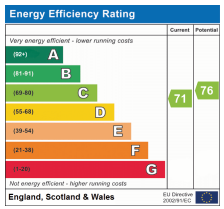

These sales particulars are prepared in good faith and are for general guidance only. We have not tested the services, appliances and fittings nor carried out a detailed survey and interested parties should employ their own professionals to make such enquiries before making any transactional decisions. 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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