



25 Sibree Close, Bussage, Stroud, Gloucestershire, GL6 8DB
Guide Price £450,000

PETER JOY
Sales & Lettings



25 Sibree Close, Bussage, Stroud, Gloucestershire, GL6 8DB

A well-presented modern family home, ideally situated in a sought-after cul-de-sac, offering bright and versatile accommodation arranged over two floors. Designed with comfortable living in mind, the property combines spacious interiors with practical features, making it perfectly suited to contemporary family life.

ENTRANCE HALL, SITTING ROOM, CONSERVATORY, KITCHEN/DINING ROOM, WC, THREE DOUBLE BEDROOMS, FAMILY SHOWER ROOM, PARKING FOR SEVERAL CARS, GARAGE, FRONT & REAR GARDENS, GAS CENTRAL HEATING & DOUBLE GLAZED THROUGHOUT



Viewing by appointment only

The Old Chapel, Brimscombe, London Road, Stroud, GL5 2SA

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Description

An excellent example of a contemporary family home, beautifully positioned within an idyllic cul-de-sac setting, offering both privacy and a peaceful residential atmosphere. The well-planned accommodation is thoughtfully arranged over two floors and provides a comfortable and versatile living space throughout. Upon entering the property, you are welcomed by a bright and inviting entrance hallway, complete with a staircase rising to the first floor and access to all principal ground floor rooms. The ground floor also benefits from a convenient WC. The spacious dual-aspect sitting room is filled with natural light and features a stone fire place, creating a warm and cosy focal point. This room flows seamlessly into the conservatory, which enjoys pleasant views over the rear garden and provides an ideal space for relaxation or entertaining. The kitchen/dining room is both stylish and functional, boasting a well-appointed fitted kitchen with ample storage. There is also a useful storage area under the stairs, along with rear access to the garden and garage. To the first floor, the landing provides access to the loft as well as an airing cupboard for additional storage. There are three well-proportioned bedrooms. Completing the first floor is a superbly finished shower room, featuring an oversized shower and fully tiled walls for a sleek, modern finish. Further benefits of this attractive home include gas central heating and double glazing throughout.

Outside

The front garden is mainly laid to lawn and enhanced by a variety of established trees, including Rowan and conifers, alongside a selection of shrubs and plants. To the rear, the garden enjoys a desirable southerly aspect and is predominantly laid to lawn, complemented by a patio area ideal for outdoor seating and entertaining. Additional features include a gate providing access to the driveway, a shed positioned in the corner, an outside tap, and a useful side return. The garden is fully enclosed by a combination of walling and fencing, offering a good degree of privacy. The property also benefits from a garage providing parking for one vehicle, with further space available on the driveway for several cars. The garage is equipped with light and power, features an up-and-over door, and includes a window overlooking the garden.

Location

Bussage, along with neighbouring villages Chalford, Brownhill and Eastcombe, enjoys a bustling village community, with established primary and secondary schools, two Cotswold pubs, a GP surgery, pharmacy, a post office and a shop in the area. Stroud town benefits from an award winning weekly farmers market as well as a variety of local independent shops and stores, pubs serving locally supplied beers and ciders and plenty of cafes, bars and restaurants to eat and socialise at. The recently opened "Five Valleys" shopping centre is of particular note and is certainly worth a visit for a range of market stalls, food stalls and stores. The wider area has a range of shops and amenities, including supermarkets, a hospital, state and private schools, a leisure and sports centre and a main line railway station with inter city services travelling to London (Paddington). Cirencester (10 miles), Cheltenham (15 miles) and Swindon (25 miles) are all within comfortable driving distance.

Directions

Leave Stroud via the A419 London Road and after a couple of miles turn left into Toadsmoor Road signposted Eastcombe and Bussage. Proceed up to the top of the hill through the traffic lights and turn right into the Ridgeway. Continue along and take the sixth turning on the left signposted Sibree Close. As you turn in bear right and the property can be found at the bottom of the cul de sac in the left hand corner.

Property Information

The property is freehold. Gas central heating, mains electricity, water and drainage. The council tax band is D. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include superfast, and mobile voice and data services should be available from all major networks, although service may be limited inside the house depending on provider.

Local Authority

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



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Approximate Gross Internal Area = 100.3 sq m / 1080 sq ft

Garage = 18.0 sq m / 194 sq ft

Total = 118.3 sq m / 1274 sq ft

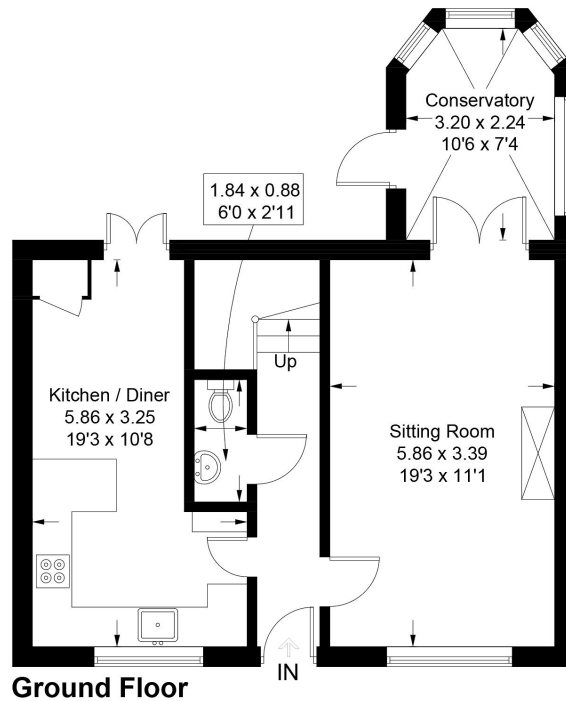
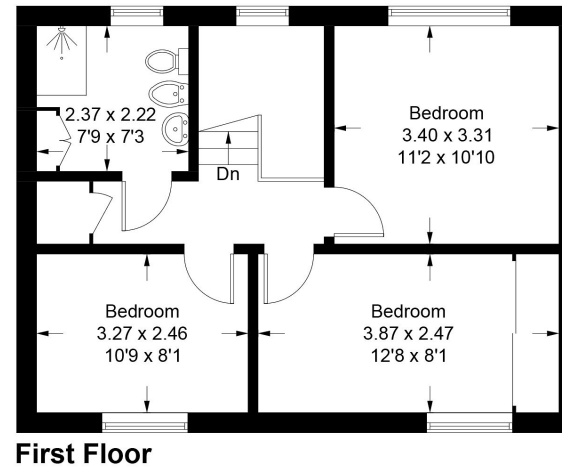
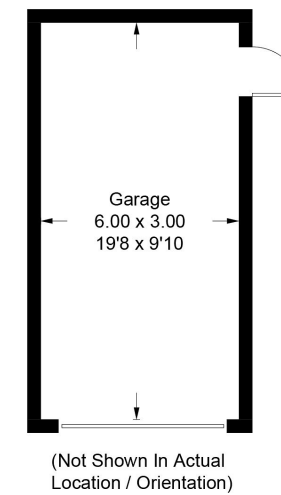


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1298072)

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

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.