



44 Bridge Mead, Ebley, Stroud, Gloucestershire, GL5 4BP
Price Guide £525,000

PETER JOY
Sales & Lettings



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A detached modern house in a lovely canal-side location just along from Ebley Wharf with four bedrooms, a 20' kitchen/dining room, sitting room, garden, garage and parking offered to the market with no onward chain (Draft details)

ENTRANCE HALL, CLOAKROOM/W.C, 20' KITCHEN/DINING ROOM, 20' SITTING ROOM WITH GLAZED DOUBLE DOORS TO THE GARDEN, UTILITY ROOM, PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM, FAMILY BATHROOM, THREE FURTHER BEDROOMS, DETACHED GARAGE, PARKING AND LEVEL REAR GARDEN



Viewing by appointment only

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Description

44 Bridge Mead is a well presented four bedroom detached house situated on the edge of the Stroudwater Canal at Ebley, with towpath walks right on the doorstep and the wider amenities of Stroud within easy reach. The house was built by Persimmon Homes in August 2007, and the current owner fell in love with the waterside position, reserving the plot before it was even built. Their instincts proved spot on - the properties that front directly on to the canal have become highly desirable, with long towpath walks in either direction and a great amenity space close by at The Wharf, a courtyard by the lock, and home to Kitsch coffee and wine bar, a lovely spot to meet friends and socialise.

The accommodation is arranged over two floors and offers plenty of space, ideally arranged for busy modern life. On the ground floor an entrance hall leads to a generous 20' kitchen/dining room with plenty of room for cooking, eating and entertaining. A 20' sitting room with French doors opening onto the garden is set on the other side of the hall. A cloakroom/W.C and useful utility room complete this floor. A landing, principal bedroom with two double wardrobes and an en suite shower room, family bathroom and three further bedrooms are found above, on the first floor. An attractive, practical house with no onward chain - viewing highly recommended.



Outside

At the rear, the property benefits from a detached garage with up and over door, shed and a drive with space to park two/three vehicles. The rear garden is a private, enclosed space - mainly laid to lawn, with a paved patio area ideal for outdoor dining and furniture. Double doors open from the sitting room on to the patio and the kitchen is at the rear of the house too, so it's easy to step out from the house into the garden with your morning coffee, and to keep an eye on children whilst they play. There is a gated side access, and the front boundary of the property is defined with attractive railings, with the front door opening onto the tow path.

Location

Amenities locally at The Wharf include a coffee shop/bar and hair salon. These are gathered around a central square, on the lock, with access to the canal path with a level walk in to Stroud. Stroud town centre offers a wide range of shops and amenities. These include supermarkets, local speciality stores, a hospital, state and private schools and the award winning farmers market. There is also a main line railway station with a direct London (Paddington) service. Gloucester (9 miles), Cheltenham, Cirencester and Bristol are all within comfortable driving distance.

Directions

Leave Stroud via the A419 Cainscross Road and proceed straight over the roundabout towards Stonehouse on Westward Road. Pass the turning for Monkey Puzzle Close on the left and proceed through the traffic lights. Take the second turning, signposted Ebley Wharf. Pass the turning for Home Orchard and continue into Bridge Mead. Follow this road through, and the turning to the rear of the property (where the garage and parking are) is found on the right, opposite No. 12.

Property information

The property is Freehold., with an annual estate charge that is currently £297 per annum. 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 broadband, and you are likely to have service from the main service providers (EE, Three, O2 and Vodafone) although this may be limited inside the house.

Local Authority

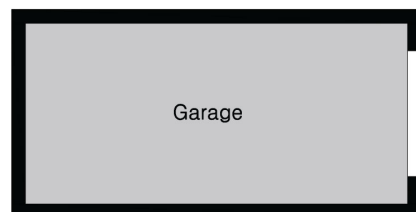
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



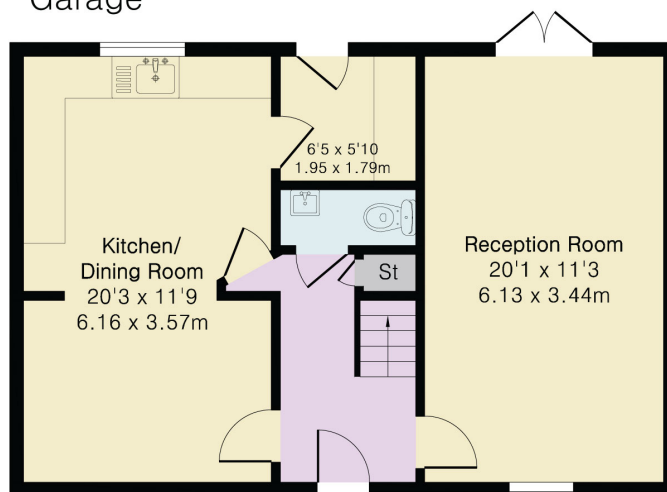
Approximate Gross Internal Area 1216 sq ft - 114 sq m (Excluding Garage)

Ground Floor Area 608 sq ft – 57 sq m

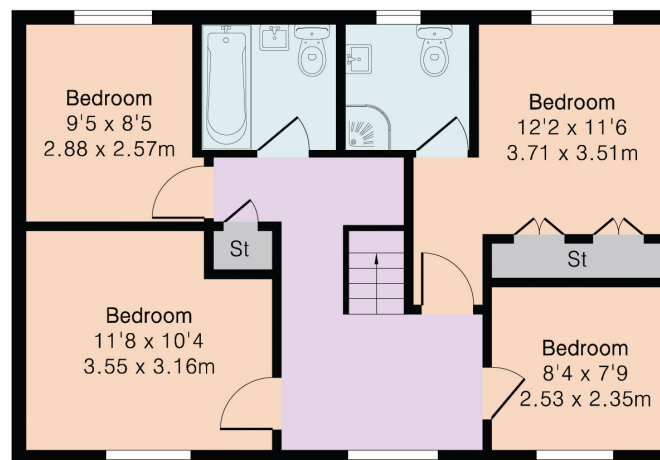
First Floor Area 608 sq ft – 57 sq m



Garage



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(90+)	A	75
(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.