

4
PADIN CLOSE



WHITAKER
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4, PADIN CLOSE, CHALFORD, STROUD, GL6 8FB

The property

A remodeled Detached 3 bedroom home, occupying a desirable setting on the edge of the popular Manor Farm development, enjoying ease of access to the local amenities. Set back from the road with a lawned front garden the property is approached via a pathway leading to the main front entrance. The door opens to a useful entrance hall off which is located a downstairs cloakroom. There are stairs that lead to the first floor and a further door leads into the living space. The sitting room enjoys a dual outlook to the rear elevation and benefits from having a Bronpi logburner fitted, along with wood flooring which flows through to the open plan kitchen/dining area. There is also a door through to the versatile studio/bedroom 4, this room has a front aspect and would lend itself to a wide variety of uses. From here a door opens to the utility room which is plumbed for the tumble drier and a further door gives access out to the rear garden. The kitchen/dining room is open plan and the kitchen

boast both an impressive and comprehensive range of built in NEF appliances to include a combi microwave oven, warming drawer, fan oven and grill, steam oven and of course what kitchen would be complete without the built in NEF coffee machine. On top of this there is a built in NEF fridge freezer and plumbing for both a washing machine and dishwasher. Additionally there are a range of wall and base level units and a breakfast bar to complete the contemporary feel. From the dining area double doors open into the conservatory which offers both stunning views of the landscaped garden and access outside. Positioned on the first floor are three bedrooms, with the main bedroom being served by a contemporary en suite shower room. The remaining two bedrooms have use of a family bathroom.





Guide price
£525,000

- *Entrance Hall*
 - *Sitting Room*
 - *Kitchen/Dining Room*
 - *Studio/Bedroom 4*
 - *Utility Room*
 - *Main Bedroom with Ensuite*
 - *Two further bedrooms*
 - *Family Bathroom*
 - *Professionally Landscaped Gardens and parking*
 - *Conservatory*
-

WITHIN EASY REACH...

Stroud - 5.4 miles

Cirencester - 10.2 miles

Nailsworth - 7.5 miles

Cheltenham - 15.2 miles

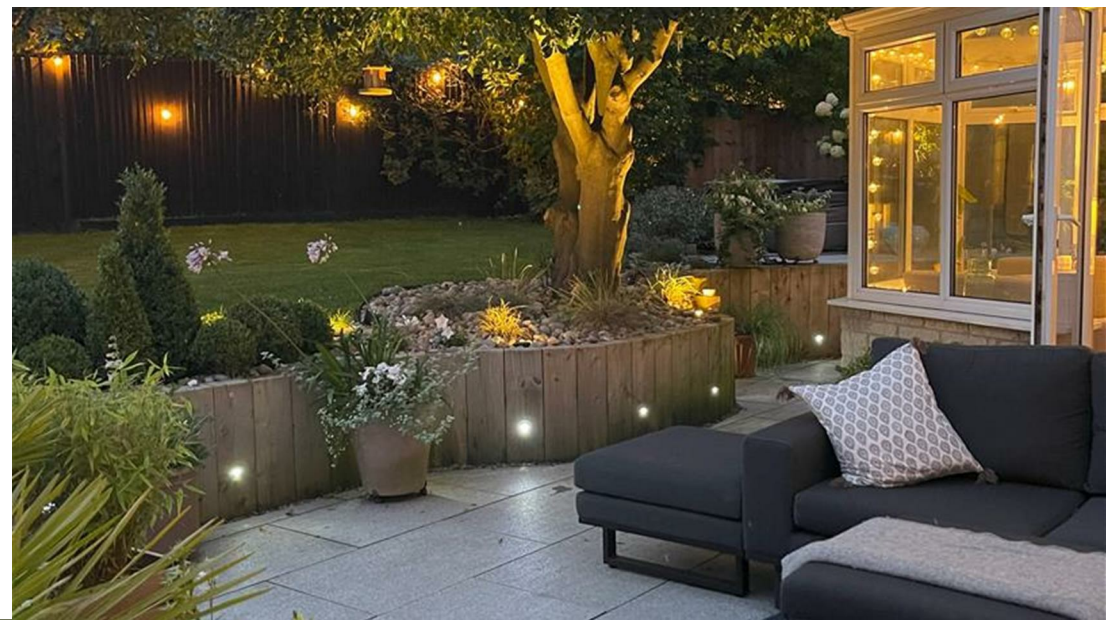
Gloucester - 15.7 miles

Outside

The front garden is mainly laid to lawn with a mature tree and off road parking for several vehicles. From here a gate leads you around to the side, where you are greeted by a professionally landscaped garden, with feature lighting. Here you will see an abundance of quality granite flooring with steps up to a terraced patio. This area of the garden is currently housing a hot tub and is surrounded by mature trees and shrubs. The half timber borders and granite paving lead you to the generous main patio area. From here you can enjoy alfresco dining in the sun, or if you prefer, to sit under the shade of the mature Bay tree. There are also steps which lead you up to the main lawned area of the garden, with its abundance of shrubs such as Hydrangeas etc.

Situation

Located on the edge of the popular Manor Farm village development located on the edge of Chalford and Bussage. Its proximity to amenities make this location sought after with a variety of buyers. Bussage Primary School is positioned just 0.6 miles away whilst Tesco Metro, Boots Pharmacy and Frithwood Doctors Surgery are positioned within 0.2 miles. In addition Thomas Keble Secondary school is found only 0.6 miles away. Further more comprehensive amenities are located in Stroud to the West and Cirencester to the east. Both of which offer additional shopping opportunities, leisure facilities and schooling including Stroud High and Marling Grammar Schools. Situated at the convergence of the five valleys Stroud and its surrounding villages offer a plethora of picturesque country walks. Scenic routes radiate to the centres of Cheltenham and Gloucester whilst main line railway stations at both Stroud and Kemble provide a direct line to London Paddington.



Approximate Gross Internal Area = 130.2 sq m / 1401 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1001270)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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Useful Information

Tenure: Freehold

Postcode: GL6 8FB

Viewing: Strictly by appointment through Whitaker Seager.

Fixtures and Fittings: Only those items mentioned are included. All other items are specifically excluded, although some may be available by separate negotiation if required.

Local Authorities: Stroud District Council. Council Tax Band E and EPC rating C

Whitaker Seager wishes to inform prospective purchasers that these sales details have been prepared as a general guide. We have not carried out a survey or tested the services, appliances or fittings. Room sizes, areas and distances are approximate and rounded. As such measurements should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, fitted or not, can be removed by the vendor unless specifically itemised in these details. It should not be assumed that all the necessary planning and building regulation consents have been sought. Purchasers must satisfy themselves by inspecting the property and seeking professional advice.

