

3 SIBREE CLOSE BUSSAGE



WHITAKER
SEAGER



3, SIBREE CLOSE, BUSSAGE, STROUD, GL6 8DB

ENJOYING A GENEROUS PLOT IN A SOUGHT-AFTER CUL-DE-SAC, THIS EXTENDED DETACHED HOME OFFERS FOUR BEDROOMS AND FOUR VERSATILE RECEPTION ROOMS. IDEAL FOR MODERN FAMILY LIVING

The property

Located in a popular cul-de-sac on the edge of the Manor Farm development this extended four-bedroom detached home occupies a super position and offers generous parking and well-balanced family accommodation.

The front door opens into a useful reception, providing versatile storage and access into the main hallway, where doorways lead to the principal reception spaces. The sitting room enjoys a front aspect, attractive oak flooring, and a charming open fireplace, ideal for cosy winter evenings. A spacious family room to the rear also features oak flooring and opens into a versatile study or office, enjoying an outlook over the front garden via French doors.

The kitchen is well-equipped with a range of wall and base units, built-in AEG oven and microwave, integrated fridge/freezer, wine rack, gas hob, and a pull out larder unit, all set beneath contemporary worktops with the added benefit of underfloor heating. A door leads to the utility room, which provides additional storage, worktop

space, and plumbing for both a washing machine and tumble dryer. The Worcester gas boiler is housed in one of the overhead cupboards.

The dining room is generously proportioned, ideal for family gatherings, and features sliding doors that open into the bright and airy conservatory, which in turn gives access to the rear garden.

Upstairs, the first-floor landing includes a large walk-in airing cupboard and loft access. The main bedroom overlooks the rear garden and boasts a stylishly refitted en-suite shower room. There are two further double bedrooms with differing aspects, and a fourth single bedroom, perfect for a nursery or second office. The family bathroom has also been beautifully updated and features a roll-top bath with shower over, heated towel rail, and elegant tiling. According to Ofcom, broadband at the property is classed as Superfast and Mobile reception with O2 is rated as likely. There are covenants on the 1983 property title please speak to the agent for details.





Guide price
£575,000

- *Entrance Hallway & Cloakroom*
 - *Sitting Room*
 - *Dining Room*
 - *Kitchen & Utility Room*
 - *Family Room & Study*
 - *Landing*
 - *Main Bedroom with Ensuite*
 - *Three Further Bedrooms*
 - *Family Bathroom*
 - *Conservatory & Landscaped Front & Rear Gardens*
-

WITHIN EASY REACH...

Stroud - 4.8 miles

Kemble Railway Station - 10 miles

Cirencester - 12.2 miles

Gloucester 14.3 miles

Cheltenham - 15.7 miles

Bath - 33 miles

Outside

Set in a tucked away position, this impressive property is framed by an attractive mature Whitebeam tree, creating a charming focal point in the front garden. The ornate block-paved driveway offers ample parking for multiple vehicles, with a side gate providing easy access to both the side and rear gardens. The rear garden has been thoughtfully landscaped to create a welcoming and versatile outdoor space. A well-maintained lawn is bordered by mature trees and shrubs, offering a sense of privacy and tranquillity. Multiple patio areas provide ideal spots for entertaining or enjoying alfresco dining, while a raised level area offers potential for a hot tub or similar feature. Completing the garden is a substantial timber-framed workshop/storage building with power and light, offering a variety of potential uses.

Situation

Sibree Close is situated on the edge of the Bussage development and is within reach of the the local amenities such as Bussage Village Hall, Tesco`s Metro, Boots Pharmacy and Frithwood Doctors Surgery. Both Thomas Keble Secondary school and Bussage Primary School are also close at hand. Stroud is just 4.8 miles to the West and Cirencester 12.2 miles to the East. Both of which offer a range of shopping opportunities, leisure facilities and schooling including, Stroud High and Marling Grammar Schools. There are main line railway stations at both Stroud and Kemble (10 miles) which provide a direct line to London Paddington.



Approximate Gross Internal Area = 149.9 sq m / 1613 sq ft
 (Excluding Void Over Stairs)
 Shed = 7.3 sq m / 78 sq ft
 Total = 157.2 sq m / 1691 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	80
(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	

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1210087)



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Useful Information

Tenure: Freehold

Postcode: GL6 8DB

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 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.

