10 GREYS CLOSE
BUSSAGE







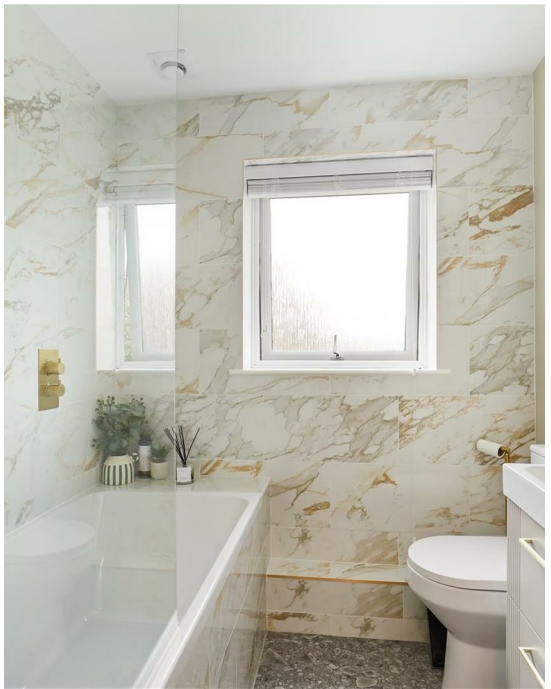




WHITAKER SEAGER







10 GREYS CLOSE, BUSSAGE, STROUD, GL6 8HB

A CHAIN FREE DETACHED 4 BEDROOM FAMILY HOME WITH A RECENTLY REMODELLED FAMILY KITCHEN, AND MAIN BEDROOM SUITE.

the property

CHAIN FREE. Situated in a sought after cul-de-sac, 10 Greys Close is a beautifully presented and thoughtfully extended four-bedroom detached family home, recently upgraded by the current owners with significant investment and stylish improvements throughout.

The welcoming entrance porch, with underfloor heating, leads to a newly fitted cloakroom and into the comfortable sitting room. Featuring wooden flooring, a cosy log burner and a recessed area designed for a media wall and large television, it provides an inviting space to relax.

At the heart of the home is the impressive kitchen/family room, flooded with natural light from the doors and window overlooking the rear garden. Oak flooring complements the soft grey Shaker-style cabinetry and granite worktops, while the breakfast bar/peninsula creates an informal dining area and incorporates a wine cooler. The well equipped kitchen includes a Rangemaster oven and gas hob, dishwasher and excellent storage. A door leads to a useful utility/pantry area with further storage and space for a tumble dryer.

Upstairs are four bedrooms. The principal bedroom features a stylish panelled wall, dedicated dressing area with generous built in storage and a recently updated en-suite shower room with contemporary brass fittings. The three further bedrooms are served by the recently fitted family bathroom with attractive Karndean flooring, while additional storage is provided by generous landing cupboards, including one housing the Vaillant gas boiler.

The property also benefits from contemporary graphite coloured double glazed windows. A former study has been incorporated into the garage/outside storage area but could be reinstated if required.

Overall, this is a stylish, versatile and extensively improved family home, offering excellent storage and contemporary living space in a desirable cul-de-sac setting.







Guide price

£495,000

- *Entrance porch & cloakroom*
- *Sitting room*
- *Remodelled family kitchen with room for dining*
- *Laundry/Utility area*
- *Main bedroom suite with dressing area and ensuite shower room*
- *3 further bedrooms*
- *Family bathroom*
- *Garage (used as storage) & shed*
- *Extensive driveway & enclosed rear garden*
- *Ofcom: Indoor mobile coverage likely with O2 - Superfast broadband available with Openreach*

WITHIN EASY REACH...

Tesco & Frithwood Surgery - 0.4 miles on foot
Stroud - 4.5 miles
Kemble Railway Station - 10 miles
Cirencester - 12 miles
Cheltenham - 14 miles
Gloucester - 14 miles
Bath - 31 miles
Bristol - 34 miles

Outside

The property benefits from an impressive recently enlarged frontage, providing generous off-road parking for several vehicles, complemented by the added convenience of a dedicated electric vehicle charging point. The former study has been thoughtfully converted by the current owners to create a versatile garage, currently utilised for additional storage. A slight step provides access into the garage. To the rear, the beautifully arranged garden offers an excellent setting for both relaxation and entertaining. A substantial paved seating terrace provides the perfect space for al fresco dining and summer BBQs, while two gently elevated lawned terraces create a wonderful sense of depth and privacy. Further enhancing the outdoor accommodation is a recently constructed, high quality storage shed. Designed with versatility in mind, the building offers excellent additional storage and has been created with the potential to be converted into a stylish home office, studio or similar ancillary space.

Situation

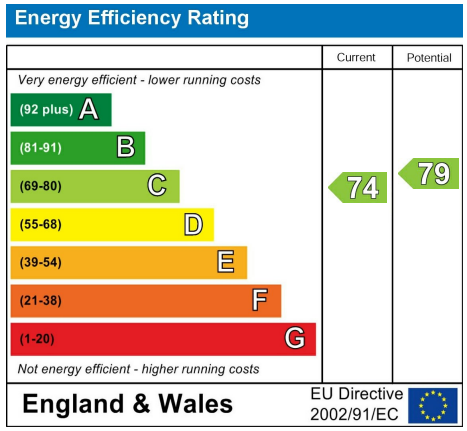
Greys Close is positioned within the popular Manor Farm village development located on the edge of Chalford and Bussage. Its proximity to amenities make this location sought after with a variety of buyers. Facilities include Bussage Primary School, Thomas Keble Secondary School, Tesco Metro, Boots Pharmacy and Frithwood Doctors Surgery. In addition for further more comprehensive amenities Stroud is just 5 miles to the west and Cirencester 10 miles 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 (5 miles) and Kemble (10 miles) provide a direct line to London Paddington.



Approximate Gross Internal Area = 123.5 sq m / 1329 sq ft
Garage = 9.6 sq m / 103 sq ft
Garden Store = 6.0 sq m / 64 sq ft
Total = 139.1 sq m / 1496 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1337185)



01453 374007
info@whitakerseager.co.uk
www.whitakerseager.co.uk

PrimeLocation.com Zoopla rightmove

Useful Information

Tenure: Freehold **Postcode:** GL6 8HB **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.