The Street, Frampton On Severn GL2 7ED
Offers In The Region Of £575,000
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Accommodation
The large entrance hall features engineered wood flooring that leads the way to the connecting rooms. There is underfloor heating throughout the ground floor accommodation and a WC. The study is to the left of the entrance hall and features a window to the front elevation, overlooking the front garden. The living room is light and airy and boasts a window to the front elevation and bifold doors to the rear elevation. There is a wood burner to make the room cozy in the colder seasons. The heart of the home starts in the ALNO kitchen. The room features limestone flooring and has a range of integrated Miele appliances including a steam oven, electric oven, warming draw and induction hob. There is also a fridge freezer, washing machine and dishwasher. There is a black Blanco, one and a half bowl inset sink, underneath the window at the side elevation. Caesar Stone work surfaces surround the edges of the room, creating a breakfast bar that leads into the dining area. The spacious dining area provides doors to the garden and patio to create the ultimate dining experience. The timber frame snug leads off the dining area and can also be accessed through the living room. The snug is full of natural light through the skylight and bifold doors to the garden.

The modern stairs with glass balustrade lead to the first floor. The landing opens and gives access to the bedrooms. There are three double bedrooms, all with built in wardrobes. The master bedroom features an en-suite with shower, sink and WC. There is a further single bedroom, with a window overlooking the garden. The bedrooms are serviced by the family bathroom comprising of a bath with shower over, sink and WC with beige tiles leading up the walls and underfloor heating.

Outside
To the front of the property there is ample off road parking as well as a lovely area of lawn with mature trees and shrubs. The garage is set back from the driveway to create more parking, and is a standard single garage. To the rear of the property there is a sunny garden, that has a good sized area of patio, perfect for al fresco dining and a spacious area of lawn extending down garden. There are borders in providing a range of annuals with a path leading alongside to the base of the garden where there is space for a shed and a chicken coop. The garden is fully enclosed and boasts the outlook of mature trees, providing complete privacy.

Location
This home is located in the village of Frampton-on-Severn. The village benefits from a village shop, incorporating a post office, doctors’ surgery, restaurant, pubs and primary school. There are a range of pleasant walks nearby, including the Gloucester and Sharpness canal and the River Severn in Arlingham. The canal provides mooring for boat enthusiasts as well as several family events. Frampton-on-Severn is situated on the eastern side of the River Severn, just under 4 miles from junction 13 of the M5 and the A38, providing easy access to Gloucester, Cheltenham and Bristol. Further facilities can be found in Stonehouse, Stroud, Gloucester and Cheltenham. Mainline railway links to London Paddington can be found at Stroud and Stonehouse, whilst Bristol and Gloucester are accessible via Cam.

Tenure, Services and Local Authority
Freehold
All mains services are believed to be connected to the property, with the exception of gas.
Stroud District Council, tax band E: £2,179.27

Directions
From the M5 proceed west to the A38, turn south towards Bristol and after about half a mile turn right onto the Perry Way. After 1.4 miles, turn left onto The Green, follow the road for 0.5 miles and continue onto The Street. The property will be found shortly afterwards on the left hand side with our For Sale board outside.
Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.