



**HUNTERS**<sup>®</sup>  
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SALE  
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Dozule Close,  
Leonard Stanley,  
Stonehouse, GL 10

£359,950



Hunters are delighted to have this 3 bedroom semi detached house which has been extended to the rear with a single storey extension. The property briefly comprises: To the ground floor, an entrance hall, WC, dining room, which opens nicely into the kitchen breakfast room extension. Off of this room is a useful store/boot with matching open fronted porch area which has recently been added. The sitting room at the front has had a splay bay window added to replace the flat window originally added. To the first floor: A landing leads to 3 bedrooms and a bathroom with white suite. There is off road parking to the front of the property alongside a grass area of garden, whilst to the rear and enclosed garden can be found laid to grass and patio.



## Amenities

Leonard Stanley has a thriving primary school nearby, a local church and playing fields whilst local shops can be found in adjoining Kings Stanley. These include a useful Cooperative grocery store and post office. A village farm shop can be found in Leonard Stanley which sell local produce produced by the farm. There is also easy road access to Stonehouse Train Station, Stroud and J13 of the M5, and open countryside is equally available with nearby views of the Cotswold Hills and ample country footpaths nearby to enjoy.

## Directions

Take the Ebley bypass towards Stonehouse and turn left at the traffic lights signposted Kings Stanley. Proceed into the village passing the Kings Head public house and continue in the direction of Leonard Stanley. Enter the village and continue taking the third left hand turn into Marsh Lane. Continue along this road and bear left at the Highborder Lodge nursing home. Dozule Close will be found along on the left. Take the first left, the property will be seen towards the end on the right.

## Hallway

Double glazed door and window, staircase to first floor. Doors to Living Room, dining room and WC.

## WC

Comprising a modern WC, wash basin, radiator, double glazed window, tiled floor.

## Living Room 16'0" x 10'8"

replacement and deep splay bay window, coving, designer radiator.

## Dining Room 12'1" x 11'8"

Radiator, built-in boiler cupboard with Worcester gas fired boiler, gas meter and light. Radiator, coats cupboard. Wide opening to kitchen extension.

## Kitchen Breakfast Room 14'8" x 11'6"

A Selection of wall and base units with worktops over, electric double oven and grill, gas hob and extractor. Plumbing and space for a dishwasher and washing machine, space for fridge freezer, radiator, recessed lights, double glazed door and window to side, 2 double glazed windows onto the garden. Opening to dining room.

## Store/Boot Room 16'5" x 8'2"

Enclosed with a tall ceiling, door to kitchen, trip box. versatile usage. Door to rear garden, double glazed window to rear garden.

## Landing

Loft access with pulldown ladder and light, roof windows. Linen cupboard, doors to bedrooms and bathroom.

## Bedroom 1 15'9" max x 11'0"

A large double bedroom with double glazed window to the front, radiator. High level TV aerial point and power point.

## Bedroom 2 8'7" x 8'4"

Double glazed window, radiator, distant view.

## Bedroom 3 8'7" x 7'2"

Double glazed window, radiator, distant view.

## Family Bathroom 7'6" x 5'4"

Comprising a white suite of a shower bath with electric shower over, pedestal basin, WC, 2 double glazed windows, fully tiled walls and flooring.

## Outside

### Covered Porch 11'4" x 8'2"

Open fronted with door to Boot Room/Store, door to hallway, tall ceiling.

### Front Garden/Driveway

Laid to lawn with drive to side leading to the porch area. There is also a further crushed stone area alongside the drive.

### Rear Garden

Being laid to lawn with adjacent patio within a fenced surround. Outside power point, cold water tap, LED lighting set into brickwork.

## Tenure

Freehold

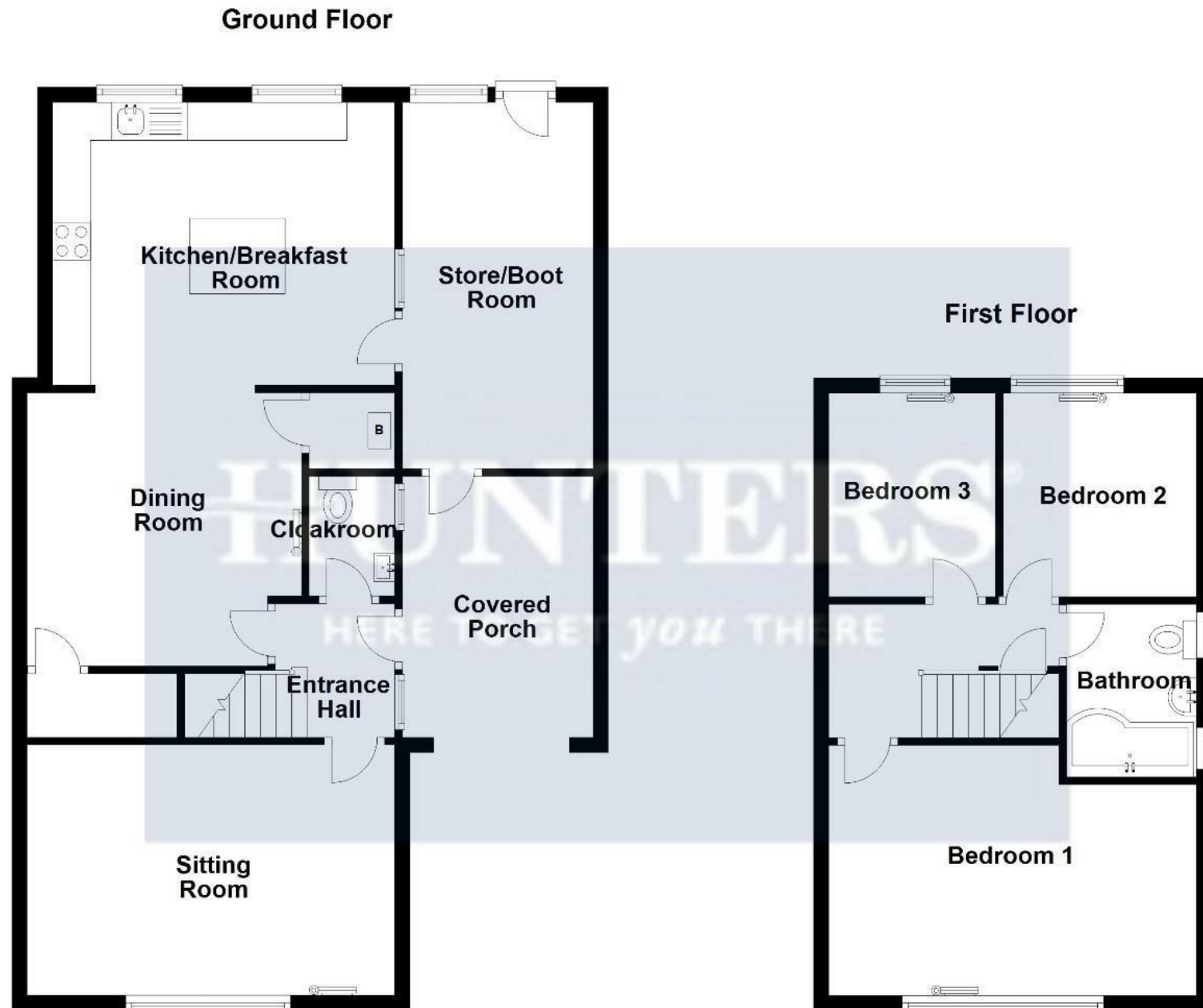
## Social Media

Like and share our Facebook page (@HuntersStroud) & Instagram Page (@hunterseastroud) to see our new properties, useful tips and advice on selling/purchasing your home.

## Council Tax Band

Leonard Stanley Parish Band C

Tenure: Freehold  
Council Tax Band: C



Total area: approx. 95.0 sq. metres (1022.3 sq. feet)

Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy. Plan produced using PlanUp.

- Semi-Detached House
- 3 bedrooms
- Dining Room
- Kitchen Breakfast Room
- Off Road Parking
- Enclosed Garden
- Sitting Room
- Boot Room & Open Fronted Porch
- EPC Band C(70)
- Extended House

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.