



Bond Close, Leonard Stanley, Gloucestershire, GL10 3GQ

Asking Price £575,000

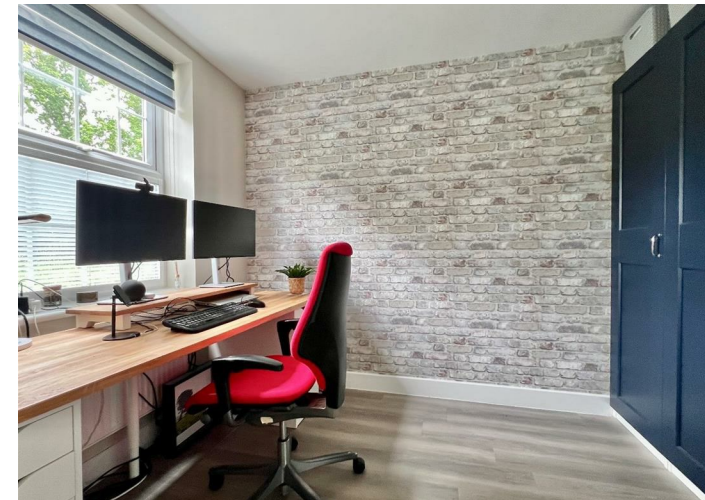
HUNTERS[®]
EXCLUSIVE



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Asking Price £575,000

Hunters Stroud are delighted to offer this modern 4 bedroom detached family house located to the edge of the development. Built by David Wilson Holmes, approximately six years ago, the property is under the remainder of the NHBC guarantees. The property briefly comprises to the ground floor: An entrance hallway, study WC, a wonderful kitchen dining room with many built in appliances which leads through to the utility room. There is also a bay fronted sitting room. To the first floor: A master bedroom with built in wardrobes leads to an ensuite shower room, there are 3 further bedrooms and the main family bathroom. The property also benefits from a large driveway which can provide parking for at least four cars and in front of the garage, which has been part converted to create a gym and store area.





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. There is also easy road access to Stonehouse, 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.

Hallway

Amtico flooring, staircase to the first floor, radiator.

Sitting Room

19'0" max x 12'1"

Measured into the bay, double glazed bay window, two radiators.

Study

8'2" x 7'6"

Radiator, double glazed window, extensive built-in cupboards with hanging/shelving/storage baskets, Amtico flooring.



Cloakroom

5'2" x 5'0"

Comprising a WC, pedestal basin, radiator, opaque double glazed to window, under stairs storage cupboard.

Kitchen Dining Room

20'1" x 14'1" into bay

Boasting a gloss white range of wall and base units with wood effect worktops. One and a half bowl stainless steel sink, 6 ring gas hob with extractor hood over. Built-in electric oven, integrated fridge, freezer and dishwasher, tall larder cupboard, saucepan drawers, under cupboard lighting, double glazed to window, Amtico flooring, two double radiators, recessed lighting and door to the utility room. Wide double glazed French doors and windows into the bay look onto the garden.

Utility Room

8'2" x 5'2"

Gloss white wall and base units with wood effect worktops, stainless steel sink, gas fired boiler, plumbing for washing machine, radiator, extractor, double glazed door to the garden, Amtico flooring.



Landing
Airing cupboard with hot water cylinder, double glazed window, radiator
loft access.

Master Bedroom
13'0" > 12'0" x 12'1" max
2 built-in mirror, fronted wardrobes, radiator, double glazed window to
the front, door to ensuite shower room.

Ensuite
7'1" x 4'6"
A white suite comprises a wide shower cubicle, WC, pedestal basin,
opaque double glazed window, extractor, recessed lighting, shaver
point, heated towel rail.

Bedroom 2
13'3" max x 9'5"
Two double glazed windows, radiator.



Bedroom 3
12'4" x 10'1"
2 double glazed windows looking onto the rear garden, radiator, fitted
double wardrobe.

Bedroom 4
10'1" x 9'5" > 7'5"
Double glazed window to rear garden, radiator.

Family Bathroom
7'6" > 4'5" x 8'7" max
Comprising a 4 piece white coloured suite with panel bath and a tiled
splash back, shower cubicle, pedestal basin, WC, opaque double
glazed window, heated towel rail, extractor, vinyl flooring.

Outside
Front Garden & Driveway
A generous sized driveway provides off-road parking for at least four
cars with gate leading through to the garden and access to the former
garage. The front garden is well stocked with established shrubs and a
stepped pathway leads to the door.



Former Garage/Gym & Store

The former garage has been petitioned to create a gym with door leading to the rear garden, power and light. A door leads to the front store area with up and over door, eaves for storage and light.

Rear Garden

An enclosed garden which is part paved adjacent to the house with lawned and decked areas alongside. There are raised sleeper beds, outside power point, cold water tap and gates leading to the front driveway. Door into former Garage/gym, fully enclosed.

Tenure

Freehold

Council Tax Band & Yearly Development Charge

Council Tax Band E. Charge for service of grounds is £278 a year.

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.

Hunters Gold Award Winners

We are pleased to announce Hunters Estate Agents in Stroud have won the GOLD award at the British Property Awards 2024. We also won the award in 2023 and 2021. So if would like to know the value of your own home & how we are different from our competitors, call us on 01453 764912 or email us at stroud@hunters.com for a free valuation.

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

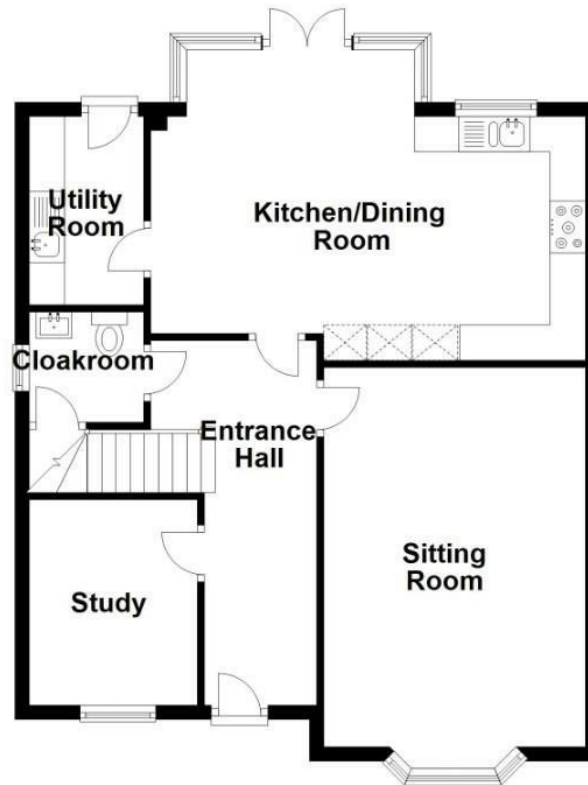
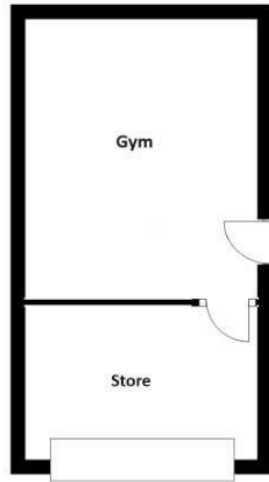
DISCLAIMER

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.

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Ground Floor

Approx. 91.0 sq. metres (979.3 sq. feet)



First Floor

Approx. 67.1 sq. metres (721.9 sq. feet)



Total area: approx. 158.0 sq. metres (1701.2 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.

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters
01453 764912 | Website: www.hunters.com

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