



Dozule Close,
Leonard Stanley,
GL10 3NL

£329,950

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Hunters are delighted to offer this 3 bedroom semi-detached house which is located within this quiet no through close. The property has the benefit of a modern kitchen dining room which was fitted last year and opens into the Conservatory looking onto the garden. To the ground floor: A hallway leads to a sitting room with large window to the front, modern kitchen with utility cupboard leading into the conservatory. To the first floor, a good sized master bedroom, two further bedrooms and a family bathroom. Externally there is also a parking for three cars on the driveway and an enclosed garden to the rear.



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 left.

Hallway

Laminate flooring, radiator, double glazed front door and side panels.

Sitting Room 15'9" to alcove x 10'9"

Wood-burner to chimney breast with oak mantle over, encased radiator, wide double glazed window to the front.

Kitchen Dining Room 15'9" x 11'8"

Fitted just last year. a matt white range of all and bass units in a shaker style with wooden worktops over. Appliances to include a ceramic hob, built-in electric oven with microwave above, Pull out larder style cupboard with pull-out corner shelves, saucepan drawers, tiled floor, tiled splashback, ceramic sink with mixer tap and plumbing for dishwasher, encased radiator. Useful utility cupboard with plumbing for washing machine and space for a tumble dryer.

Conservatory 9'6" x 8'8"

Tiled floor, breakfast bar, power and light, encased radiator, double glaze sliding patio door and windows to garden.

Landing

Linen cupboard, access to loft

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

Double glazed window, radiator.

Bedroom 2 8'8" x 8'5"

Double glazed window, radiator.

Bedroom 3 8'8" x 7'2"

Double glazed window, radiator.

Bathroom 7'5" x 5'3"

A modern white suite comprising a WC, wash basin with vanity storage, panel bath with electric shower over, fully tiled walls and flooring, chrome heated towel rail.

Outside

Front Garden/Parking

There is off-road parking for 2 to 3 cars and a part covered area by the front door. Small lawn to front.

Rear Garden

The garden is laid to lawn with a paved area by the conservatory door. There is an area which is laid to grass with silver birch tree and an area laid two stones to the rear. To the side of the conservatory and house is a resin laid patio leading to the side gate. This area is partly covered.

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

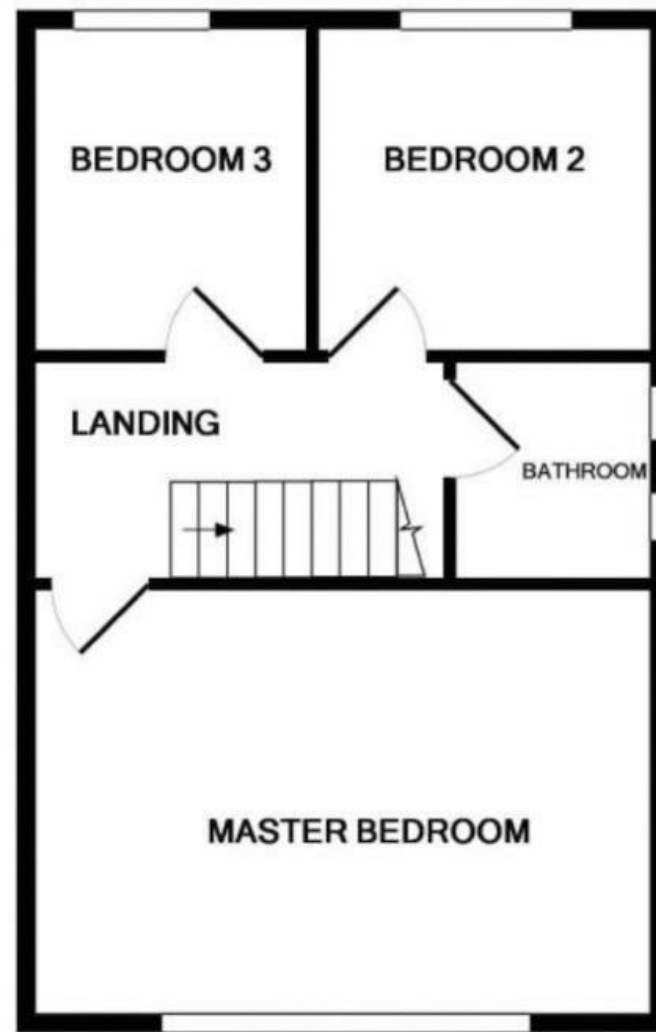
Band C

Hunters Stroud 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 you 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.



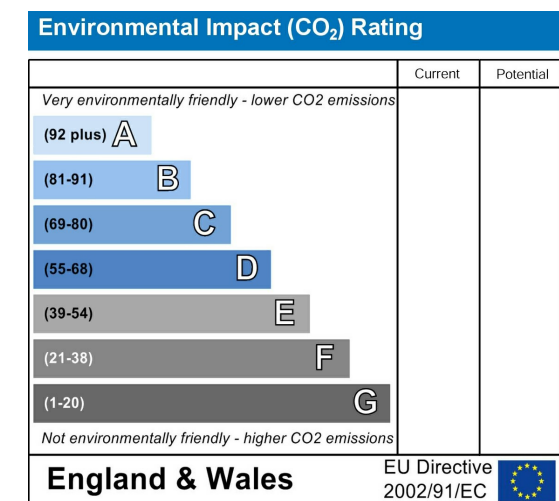
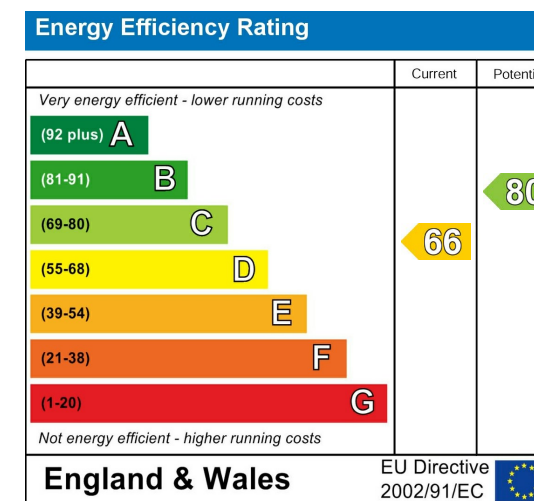
GROUND FLOOR
APPROX. FLOOR
AREA 496 SQ.FT.
(46.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 408 SQ.FT.
(37.9 SQ.M.)

Tenure: Freehold
Council Tax Band: C

- 3 Bedroom Semi Detached House
- Newly Fitted Kitchen Dining Room (2023)
- Opening To Conservatory
- Driveway For 3 Cars
- Enclosed Rear Garden
- Sitting Room With Wood-Burner
- EPC Band D (66)
- Utility Cupboard



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.