



Bond Close, Leonard Stanley, Stonehouse, GL10 3GQ
Offers Over £500,000

HUNTERS[®]
EXCLUSIVE



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Hunters Estate Agents are delighted to offer this modern 4 bedroom detached family house located to the edge of the development. Built by David Wilson Homes, approximately six years ago, the property is under the remainder of the NHBC guarantees. The property comprises of an entrance hall, cloakroom, living room, kitchen/dining room & utility room to the ground floor. The first floor has master bedroom with dressing area & en-suite, one further bedroom and a family bathroom. The top floor has two further bedrooms & a shower room. The landscaped garden is south-west facing & at the front, you have a garage & off-street parking for 4+ vehicles. The property can be offered with no chain.





SITUATION

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.

ENTRANCE HALL

UPVC double glazed entrance door, stairs to first floor, tiled flooring, radiator and smoke alarm.

CLOAKROOM

Low level WC, pedestal wash basin with mixer tap, tiled flooring, splash back tiling, radiator and an extractor fan.

LIVING ROOM

19'1" x 11'10"

UPVC double glazed bay windows to front & side with blinds, two radiators, TV point and phone point.

KITCHEN/DINING ROOM

19'1" x 13'5"

Good range of wall, floor & drawer kitchen units, roll-top work surfaces, drainer stainless steel sink with mixer tap, built-in oven & hob, space for fridge/freezer & dishwasher, extractor fan, tiled flooring, smoke alarm, UPVC double glazed bay

windows to front with blinds, UPVC double glazed french doors & windows to garden with blinds and a radiator.

UTILITY ROOM

5'10" x 5'6"

Wall & floor kitchen units, roll-top work surface, space for washing machine & tumble dryer, radiator, extractor fan, under stairs cupboard and UPVC double glazed door to side.

FIRST FLOOR LANDING

UPVC double glazed windows to front & rear, airing cupboard containing hot water tank, radiator and stairs to top floor.

BEDROOM ONE

11'3" x 10'4"

UPVC double glazed window to front, radiator and TV point.

DRESSING AREA

7'1" x 4'7"

Fitted wardrobes.

EN-SUITE

7'3" x 6'5"

Low level WC, pedestal wash basin with mixer tap, shower cubicle, shower off mains, heated towel rail, shaver point, tiled floor, splash back tiling and a UPVC double glazed & frosted window to side.



BEDROOM TWO

10'11" x 9'8"

UPVC double glazed window to front, radiator and phone point.

BATHROOM

6'6" x 5'6"

Low level WC, pedestal wash basin with mixer tap, paneled bath with mixer tap, extractor fan, heated towel rail, tiled flooring,, splash back tiling and a UPVC double glazed & frosted window to side

TOP FLOOR LANDING

Keylite window, radiator, storage cupboard and smoke alarm.

BEDROOM THREE

14'7" x 9'8"

UPVC double glazed window to front, radiator, fitted wardrobes and fitted desk (Available by separate negotiation).

BEDROOM FOUR

11'3" x 8'2"

UPVC double glazed window to front, radiator and fitted desks (Available by separate negotiation).



SHOWER ROOM

7'11" x 4'9"

Low level WC, pedestal wash basin with mixer tap, shower cubicle, shower off mains, splash back tiling, tiled floor, heated towel rail, extractor fan and Keylite window.

EXTERIOR

The property benefits from a south-west facing garden which has been landscaped by the current owners. Benefits include circular lawn area, patio seating area, various bedding areas with planting/shrubs/flowers, gated access to front, fence/brick borders, outside lighting, outside power, outside tap, access into garage and a water feature, There is an automatic watering system around the garden.

The front & side has bedding areas with planting, storm porch and outside lighting.

OFF-STREET PARKING

Large parking area suitable for the parking of 4+ vehicles.

GARAGE

21'5" x 10'7"

Up & over door, power, lighting and access into garden.



TENURE
Freehold

MANAGEMENT COMPANY/FEEES

The management company is Saxon Gate (Leonard Stanley) MGT Co Ltd C/O CMG Leasehold Management, Gloucester. The annual cost is approx. £278 per annum. This includes maintenance of the communal garden/lawned areas & play area.

COUNCIL TAX BAND

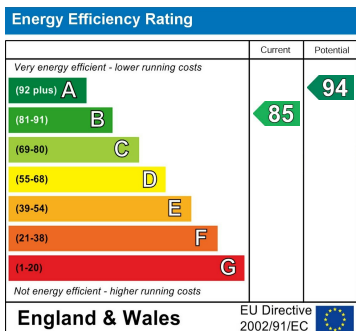
The council tax band is E.

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.

GOLD AT BRITISH PROPERTY AWARDS

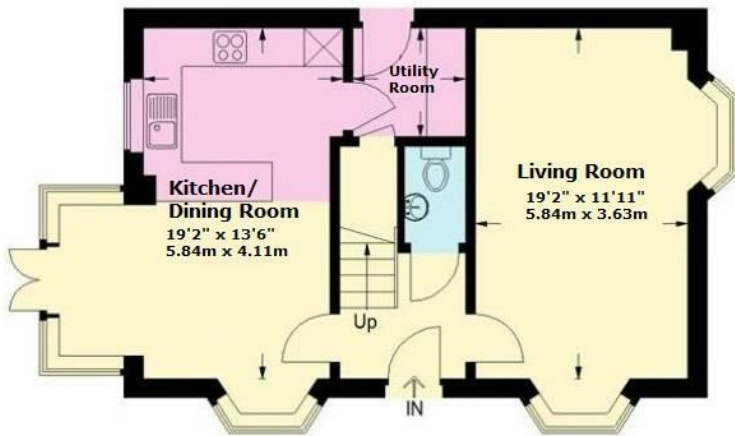
We are pleased to announce Hunters Estate Agents in Stroud have won the GOLD award at the British Property Awards 2024. We also won the award in 2023 and 2021. So if you would like to know the value of your own home & how we are different from our competitors, call us on 01453 764912 or email us at stroud@hunters.com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



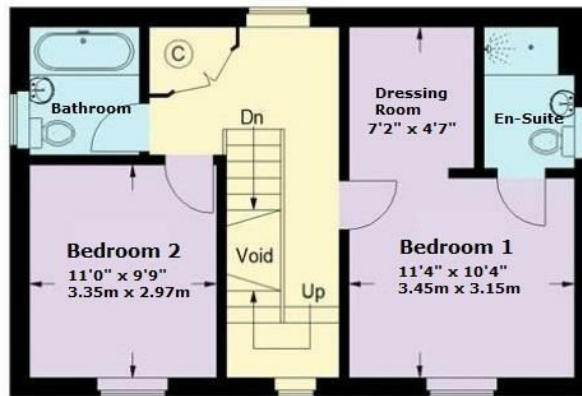
DISCLAIMER

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.

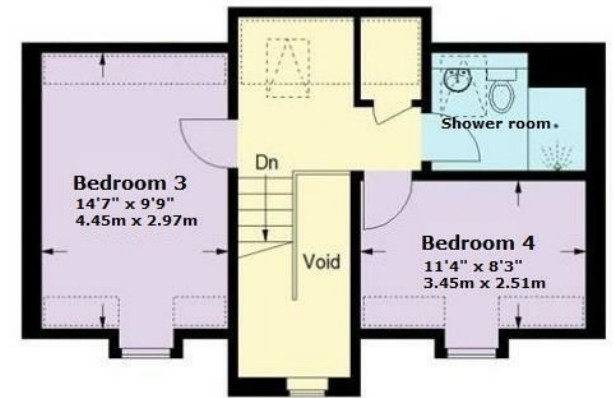
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Ground Floor

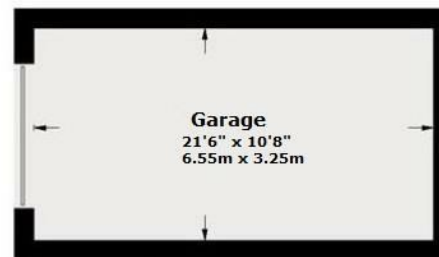


First Floor



Second Floor

 = Reduced headroom below 1.5 m / 5'0



(Not Shown In Actual Location / Orientation)

Approximate Floor Area	
House	131 sq metres / 1410 sq feet
Garage	21 sq metres / 226 sq feet
Total	152 sq metres / 1636 sq feet



Viewing Arrangements

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

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