

HUNTERS®

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Borough Close

Kings Stanley, Stonehouse, GL10 3LJ

Asking Price £425,000



Council Tax: D



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Description

A much improved and extended 4 bedroom semi-detached house located within a mature development in Kings Stanley to the edge of the Cotswold Way. The property comprises: To the ground floor: An entrance hallway, WC, a bay fronted sitting room, modern kitchen with dining area to one side leading through to a wonderful garden room extension accessed via bifold doors, with additional bifold doors into the garden. To the first floor: There are four bedrooms and a family bathroom with white suite. The garden to the rear has been designed with low maintenance in mind with paved areas and artificial grass. The garage has also been adapted creating a very useful gym or home office leading to a utility room. Viewings are by appointment only.

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.

Amenities

Kings Stanley is a very popular residential area served by a number of local facilities including a post office, Co-operative supermarket and a village pub. There is a thriving local primary school, together with pleasant playing fields not far away which include a playground for younger children. Kings Stanley lies in a predominantly rural position with delightful and far reaching views in various directions including the Cotswold hills, whilst residents enjoy an ever present sense of community life a good bus route and easy access to both open countryside as well as nearby towns such as Stonehouse and Stroud. Each has

further comprehensive amenities which including main line rail links to London Paddington.

Hallway

A welcoming hallway with Karndean flooring, composite front door recently fitted, under stairs cupboard with light oak veneer doors to...

Cloakroom

Comprising a WC, pedestal wash basin, radiator, opaque double glazed window, Karndean flooring.

Sitting Room

Double glazed bay window to the front with additional double glazed window alongside. Two radiators, Karndean flooring.

Kitchen Dining Room

A modern light grey shaker style range of fitted wall and base units with worktops over. Integrated appliances to include a fridge freezer, wine chiller, built-in electric double oven with microwave, five ring gas hob with extractor hood over, dishwasher. Two double glazed windows, double glazed door to the rear garden. Bifold doors leading to the garden room. Double radiator, shelving, pull out ladder.

Garden Room

A wonderful addition to the property in 2020. Karndean flooring with underfloor electric heating, bifold doors both into the garden and into the kitchen dining room. Double glazed window to the garden, recessed lighting, designer style radiator, large Velux window which is remotely operated.

First Floor Landing

Cupboard housing the gas central heating boiler, loft hatch giving access fire a pull down ladder to a part boarded loft with lighting. Recessed lighting, oak veneer doors lead to the bedrooms and bathroom.

Tel: 01453 764912

Bedroom 1

Double glazed window to the front, radiator.

Bedroom 2

Double glazed window to the front, radiator.

Bedroom 3

Double glazed window with distant view, radiator.

Bedroom 4

Double glazed window with distant view, radiator.

Bathroom

A modern white suite comprises a wash basin with vanity storage, WC, panelled bath with shower handset and additional shower handset. Double glazed opaque window, heated towel rail, vinyl flooring, fully tiled walls, tractor, recessed lighting.

Outside

Former Garage Now.....

Gym

Recessed lighting, access to loft storage via a pour down ladder with light. Door to utility.

Utility Room

Worktop with space beneath for a washing machine and tumble dryer. Space for freezer, double glazed window, recessed lighting.

Front Garden/Driveway

Laid to lawn with shrub bed and driveway alongside.

Rear Garden

A low maintenance rear garden with composite decking adjacent to the garden room with steps down to an artificial lawn and a crushed stone seating area. There is a further patio behind the former garage. Gate to driveway, outside tap, door to gym, outside light. fenced surround.

Driveway

There is parking on the driveway for several cars.

Council Tax Band

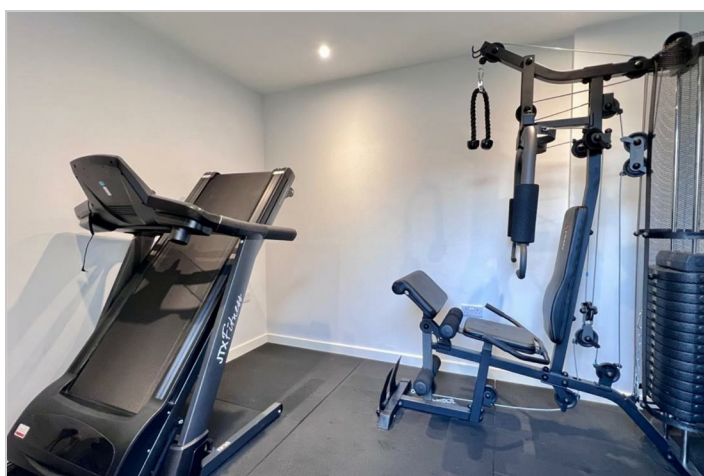
Band D

Tenure

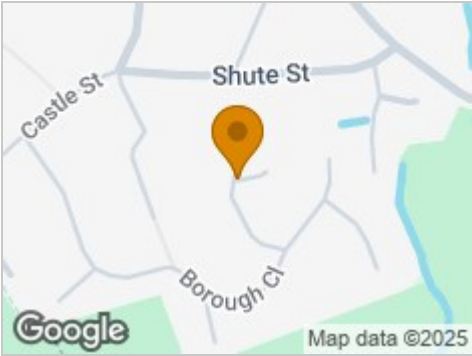
Freehold

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.



Road Map



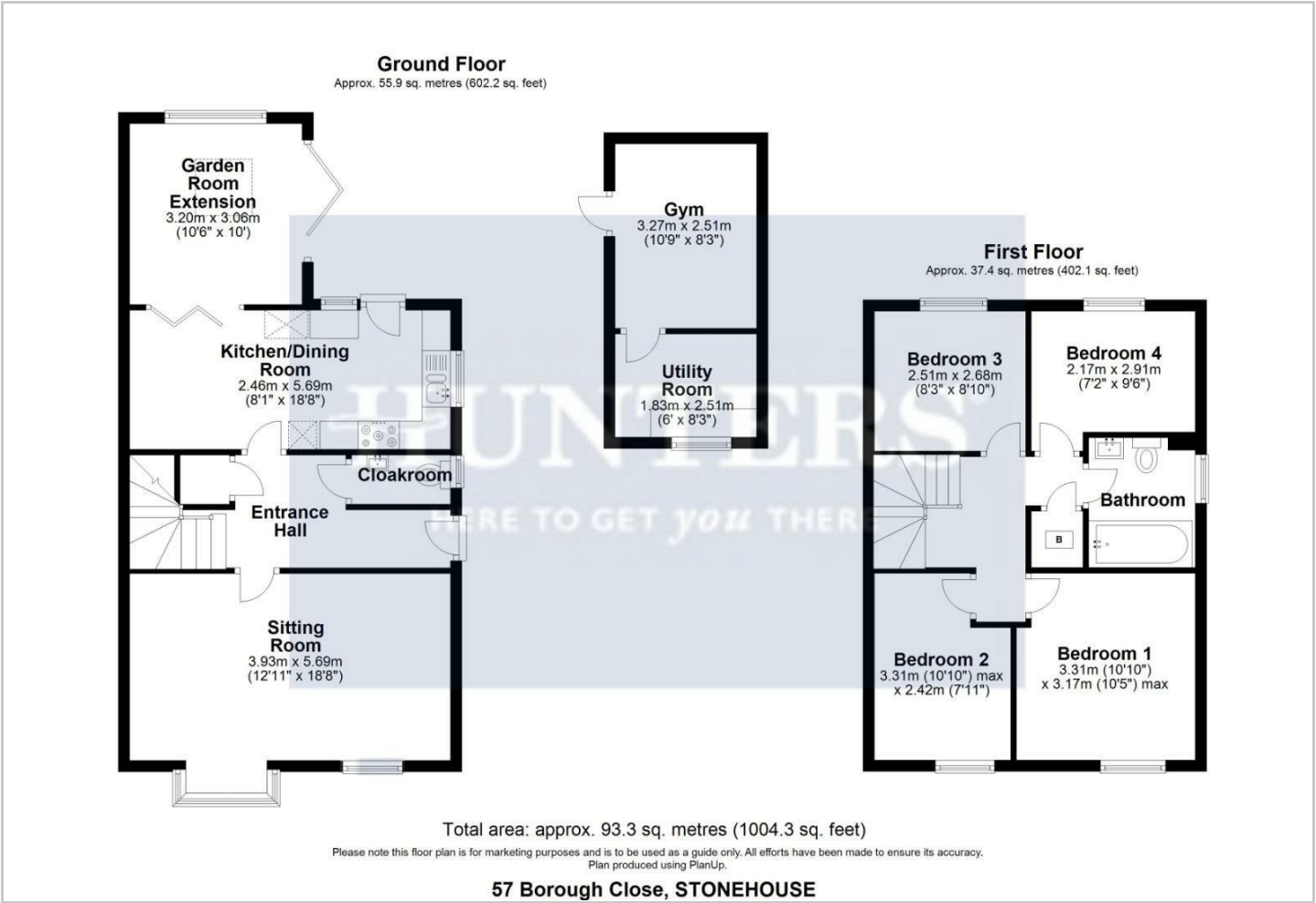
Hybrid Map



Terrain Map



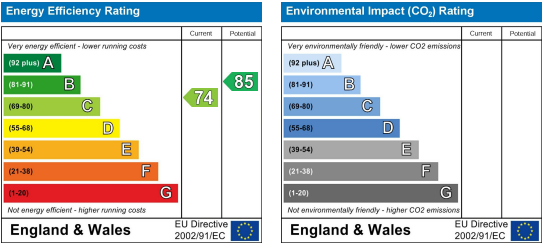
Floor Plan



Viewing

Please contact our Hunters Stroud Office on 01453 764912 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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.