

CLUTTERBUCK CLOSE



ESTATE AGENTS
OF
GLOUCESTERSHIRE

4 CLUTTERBUCK CLOSE LEONARD STANLEY, STONEHOUSE, GL10 3GH

Guide price £314,950

Description

This is a lovely example of a three bedroom semi detached home built in 2019. Situated within a very well-regarded development in the heart of the village of Leonard Stanley. The property has own driveway to the side for two cars.

On approach easy to maintain chipping area with steps and handrail up to the front entrance leads directly into the entrance hall. Downstairs cloakroom with stairs leading to the first floor and doors leading to the sitting and dining room with door to the kitchen.

A lovely, fitted kitchen to the front with window a wealth of base and wall mounted cabinets and integral appliances, to include Fridge Freezer, washer/drier, dishwasher, hob, single oven and extractor, space for a bistro table and chairs. Sitting room opening to dining area having french doors opening to the garden. A wealth of natural light throughout with door leading into understairs storage providing great space.

To the first floor, doors off to all bedrooms and bathroom, with loft access. Master bedroom suite with distant views to the rear and a double room, en-suite shower room all nicely presented with window to the side. Bedroom two is a further double bedroom with window to the front and space for freestanding furniture. Bedroom three is a single room with window overlooking the garden and distant views. Completed by a nicely presented family bathroom, with a shower over the bath.

An enclosed rear garden all laid to lawn with paving and steps to a gate for side access, secure bike storage unit enclosed by fencing and great scope to undertake further landscaping. The gate provides access to the driveway for two cars

There is an annual service charge of £278.40

THE PROPERTY IS OFFERED TO THE MARKET WITH NO ONWARD CHAIN

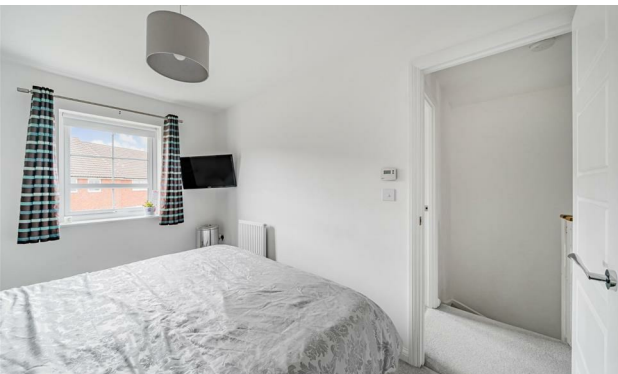
- Three bedroom family home located in a cul de sac location built in 2019
- Modern fitted kitchen with wealth of integral appliances
- Dining/Sitting room with French doors to the garden
- Master bedroom with en-suite shower room
- Ease of access to the motorway, Stonehouse Town and Station.
- OFFERED TO THE MARKET WITH NO ONWARD CHAIN
- Downstairs cloakroom with under stairs storage
- Enclosed rear garden with scope to landscape
- A further double room, a single room and family bathroom
- Located in the village of Leonard Stanley a great community





Location & Amenities

Located in the well regarded village of Leonard Stanley, this property benefits from local amenities including a primary school, tennis court, cricket club, social club and a church which are a short distance away. Amenities at nearby Kings Stanley include a hairdressers and supermarket/post office. The nearby town of Stonehouse offers a wide range of amenities to include post office, local schools, supermarkets and butchers. The main line railway station provides a direct route to London (Paddington) and Junction 13 of the M5 Motorway is approximately three miles away. Stroud is also within easy reach and offers a more comprehensive selection of shopping, educational and leisure facilities, with an award winning weekly farmers market.



Useful Information

Tenure: Freehold.

Viewing arrangements: Strictly by appointment through AJ Estate Agents.

Fixtures and Fittings: Some items mentioned within the sales particulars are included, all others are specifically excluded. They may be available by separate negotiation.

Local Authorities: SDC. Council Tax Band C and EPC rating B

Directions

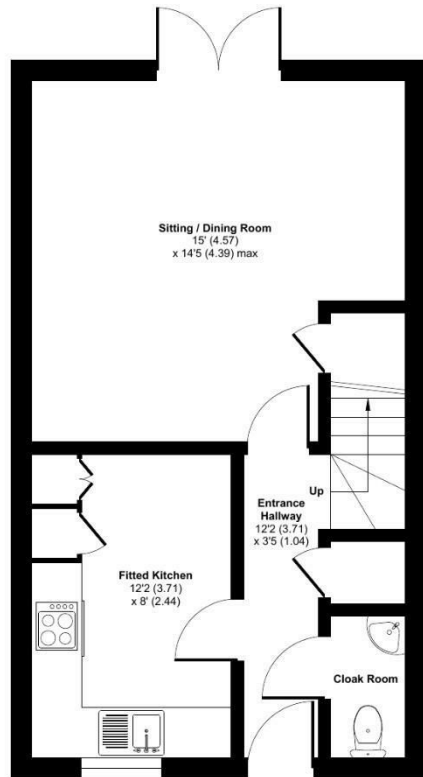
From the M5 Junction 13, follow the A419 towards Stonehouse. Follow the road past Stonehouse Court Hotel on the right, this road becomes Bristol road. Once you approach a main set of traffic lights, turn right and follow over the canal into Bridgend. Follow the lane into the village of Leonard Stanley on the Downton road to a T junction. Turn left and follow the road into the village of Leonard Stanley. After a short distance turn right onto Lyndon Morgan Way, follow this road for a short distance and the turning for Clutterbuck Close. The property is located on the left hand side as denoted by our for sale board



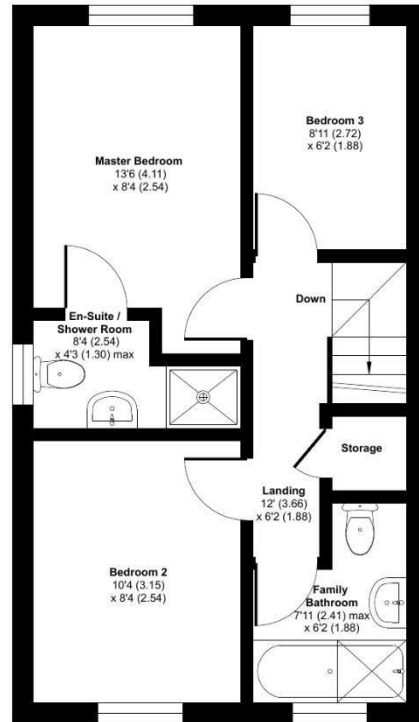
Clutterbuck Close, Leonard Stanley, Stonehouse, GL10

Approximate Area = 816 sq ft / 75.8 sq m

For identification only - Not to scale



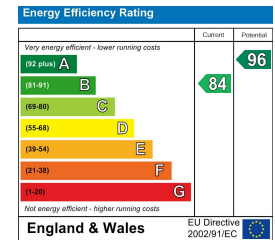
GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for AJ Estate Agents of Gloucestershire. REF: 1107855



01453 703303
 homes@ajeaglos.co.uk
 www.ajeaglos.co.uk
 rightmove



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