



3 Collins Close
Staunton GL19 3QZ



STEVE GOOCH
ESTATE AGENTS | EST 1985

Guide Price £475,000

A BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED FAMILY HOME having MASTER BEDROOM with EN-SUITE, CONSERVATORY and ENCLOSED MATURE REAR GARDEN. The property benefits from a DOUBLE GARAGE and OFF ROAD PARKING for up to FOUR VEHICLES, all being offered with NO ONWARD CHAIN.

The village of Staunton offers amenities to include school, village store, pet store, village hall, day nursery, doctor's surgery, garage/workshop, bus service to surrounding districts and falls within the Newent Community School Catchment area. The village of Staunton is approximately 8 miles north of the City of Gloucester, and about 9 miles from the local market town of Ledbury.

For the commuter access can be gained to the M50 junction 2 approximately 4 miles for connection to the M5 motorway, linking up the Midlands and the North, Wales, London and the South.





Entrance via composite door into:

ENTRANCE HALL

Laminate flooring, radiator, door to storage cupboard, front aspect UPVC double glazed window, door into:

KITCHEN

14'73 x 9'75 (4.27m x 2.74m)

Range of base, wall and drawer mounted units, one and a half bowl single drainer sink unit with mixer tap over, built-in oven and grill, dishwasher, four ring hob with extractor fan over, space for table, space for fridge / freezer, radiator, side and front aspect UPVC double glazed windows, door to dining room. Door to:

UTILITY

7'81 x 4'95 (2.13m x 1.22m)

Stainless steel single drainer sink unit with mixer tap over, plumbing for washing machine, space for tumble dryer, Worcester oil fired boiler, radiator, rear aspect UPVC double glazed window. Personal door into double garage.

SITTING ROOM

20'16 x 11'4 (6.10m x 3.45m)

Coal effect gas fire with stone surround, radiator, TV point, front aspect UPVC double glazed window, rear aspect sliding double glazed doors to rear patio, double frosted doors into:

DINING ROOM

11'30 x 10'75 (3.35m x 3.05m)

Radiator, door to kitchen, opening into:

CONSERVATORY

9'98 x 9'84 (2.74m x 2.74m)

UPVC construction, brick base, radiator, power points, UPVC doors into the rear patio and garden.

WC

Low level WC, wall mounted wash hand basin, tiled splashback, radiator.

FROM THE ENTRANCE HALL, STAIRS GIVE ACCESS TO THE FIRST FLOOR.

LANDING

Access to loft space, coving, double doors giving access to airing cupboard.

MASTER BEDROOM

11'72 x 9'80 (3.35m x 2.74m)

Radiator, two built-in double wardrobes with hanging rail and shelving, two separate single wardrobes with hanging rail and shelving, UPVC double glazed window, door to:

EN-SUITE

7'90 x 6'30 (2.13m x 1.83m)

Suite comprising of panelled bath with shower over, low level WC, 'his' and 'hers' sinks, partly tiled walls, radiator, rear aspect UPVC frosted double glazed window.

BEDROOM 2

11'19 x 8'79 (3.35m x 2.44m)

Radiator, two built-in double wardrobes, rear aspect UPVC double glazed.

BEDROOM 3

10'3 x 8'21 (3.12m x 2.44m)

Radiator, two double wardrobes, rear aspect UPVC double glazed window.

BEDROOM 4

8'73 x 6'42 (2.44m x 1.83m)

Radiator, front aspect UPVC double glazed window.

BATHROOM

10'51 x 5'74 (3.05m x 1.52m)

Bath, low level WC, pedestal wash hand basin, shower cubicle with fully tiled walls, partly tiled walls, radiator, front aspect UPVC double glazed window.

OUTSIDE

To the front of the property, a tarmac driveway leads onto a block paved driveway suitable for the parking of up to four vehicles, which in turn leads to the double garage.

DOUBLE GARAGE

16'54 x 15'88 (4.88m x 4.57m)

Large up and over door, power and lighting, rear aspect window, personal door into the garden.

The front garden has a lawned area with planted beds containing a large array of flora, trees and bushes. A pathway leads to the front door. A gated side access to

the right, leads to the rear easterly facing garden, which is predominantly laid to lawn, features a small pond with waterfall feature, outside seating area and tap, all enclosed by hedging and fencing.

SERVICE

Mains electric, water and drainage, oil-fired heating.

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

WATER RATES

Severn Trent.

LOCAL AUTHORITY

Council Tax Band: E
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE

Freehold.

DIRECTIONS

From Gloucester, head out of the city along the A417, passing through Maisemore and Hartpury, continuing along into the Village of Staunton. Take a left turn into Prince Crescent, then take the first right turn onto Chartist Way. From Chartist Way, take the second turning into Collins Close, where the property can be found on the left hand side marked by our 'For Sale' board.

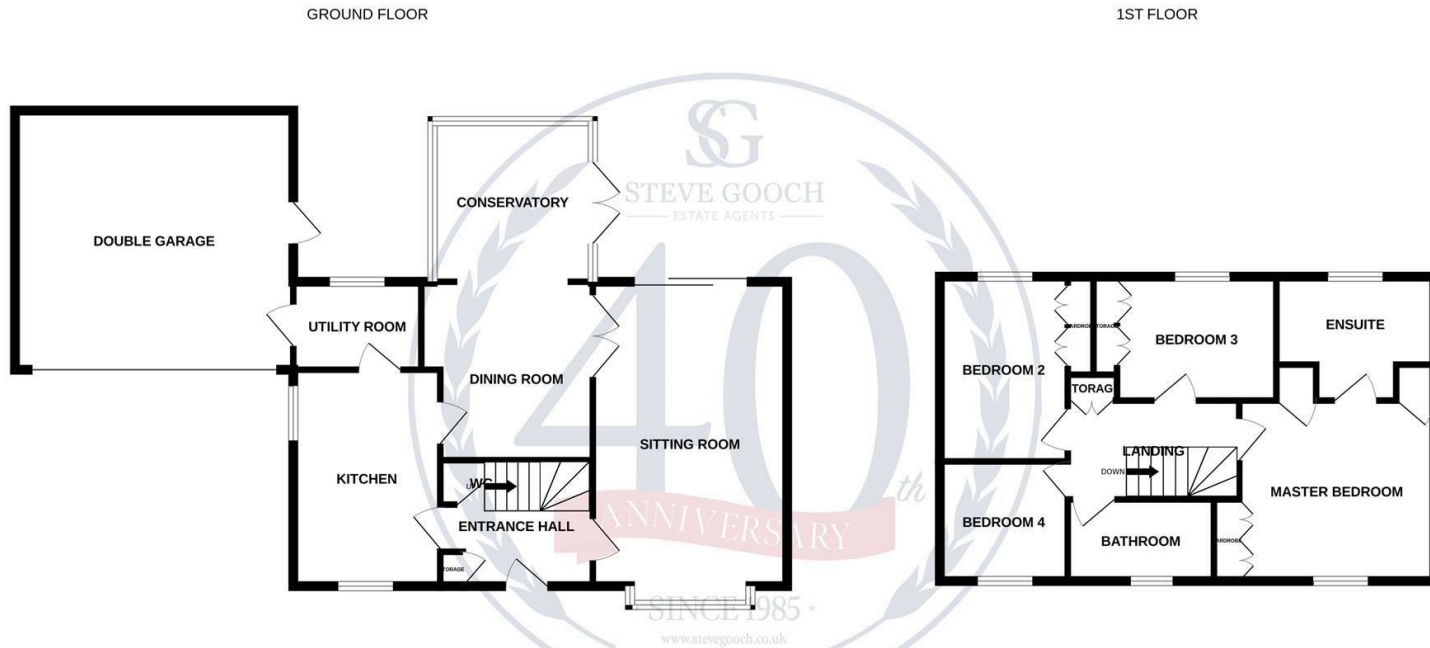
VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

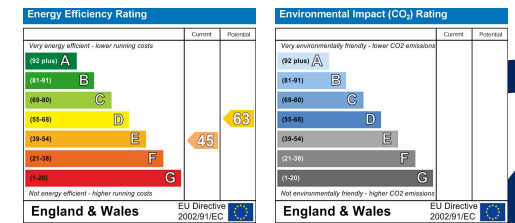
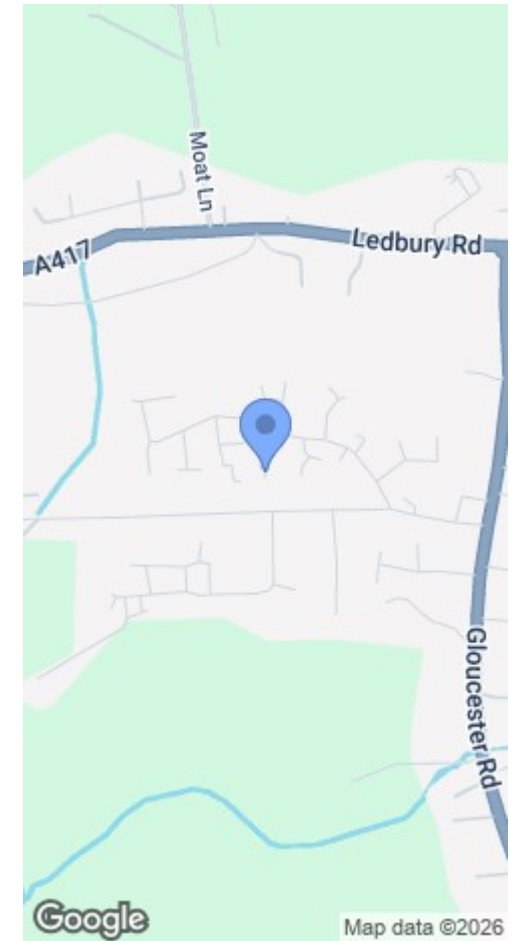
PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).





Measurements are approximate. Not to scale. Illustrative purposes only
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All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.