



Gardeners Way, Kings Stanley GL10 3HD
£370,000

NP
naylor powell

Gardeners Way, Kings Stanley GL10 3HD

- Detached bungalow
- Two double bedrooms
- Open plan living space with a bespoke Sarah Jane kitchen
- Modern shower room with walk in shower
- Enclosed rear garden
- Driveway parking for one with additional communal parking area
- Sought after village of Kings Stanley
- Freehold
- Council tax band C (£2,054.33)
- EPC rating D57

£370,000

Entrance Hall

Composite door to entrance hall and uPVC double-glazed window to side elevation. Access to all accommodation and two sizeable storage cupboards. Two radiators.

Open Plan Living Space

Three uPVC double-glazed windows to rear and side elevation in living room area, uPVC double-glazed sliding doors to rear garden off living room and one uPVC double-glazed window to side elevation in kitchen. Range of wall and base units to include breakfast bar, four ring electric hob, eye-level double oven and one and a half bowl sink with mixer tap and drainer. Integrated appliances to include fridge/freezer and dishwasher. Feature fireplace in living room and radiator.

Utility Room

Two uPVC double-glazed windows to rear and side elevation and uPVC double-glazed door to side. Worktop with space for washing machine and tumble dryer.

Bedroom One

Two uPVC double-glazed windows to front and side elevation. Radiator.

Bedroom Two

Two uPVC double-glazed windows to front and side elevation. Radiator.

Shower Room

uPVC double-glazed window to side elevation. Low-level WC, wash hand basin and walk in shower. Heated towel rail.

Outside

The property has driveway parking for one vehicle, there is a communal car park for additional vehicles on a first come first serve basis. The landscaped garden is fully enclosed and well tended. There is a patio space, great for entertaining and a further gravelled area on the upper tier, another great space for a seating area. There is also a lawn area with a small hedge border and some mature plants.

Location

The village of Kings Stanley provides a Co-Op, Post Office, primary school, village hall and pub. Regular buses give access to Stroud and Gloucester. The nearby town of Stonehouse includes a Co-op with a post office, eateries, a variety of shops, a building society and primary and secondary schools. Stonehouse is an ideal location for commuting and also benefits from a railway station which has regular services to London and Cheltenham as well as regular bus services. A wider range of facilities are available in nearby Stroud to include several state and private schools, restaurants and public houses, an award-winning weekly farmers market, leisure, and sports centre and a main line railway station with intercity services. Junction 13 of the M5 motorway is easily accessible providing access to Gloucester, Cheltenham and Bristol.

Material Information

Tenure: Freehold.

There is an annual service charge of £30.00 to the management company (Gardeners Way Owners).

Council tax band: C.

Local authority and rates: Stroud District Council - £2,054.33 (2025/26).

Electricity supply: mains.

Water supply: mains.

Sewerage: mains.

Heating: electric.

Broadband speed: 9 Mbps (basic) and 80 Mbps (superfast).

Mobile phone coverage: EE, Three, O2 and Vodafone.



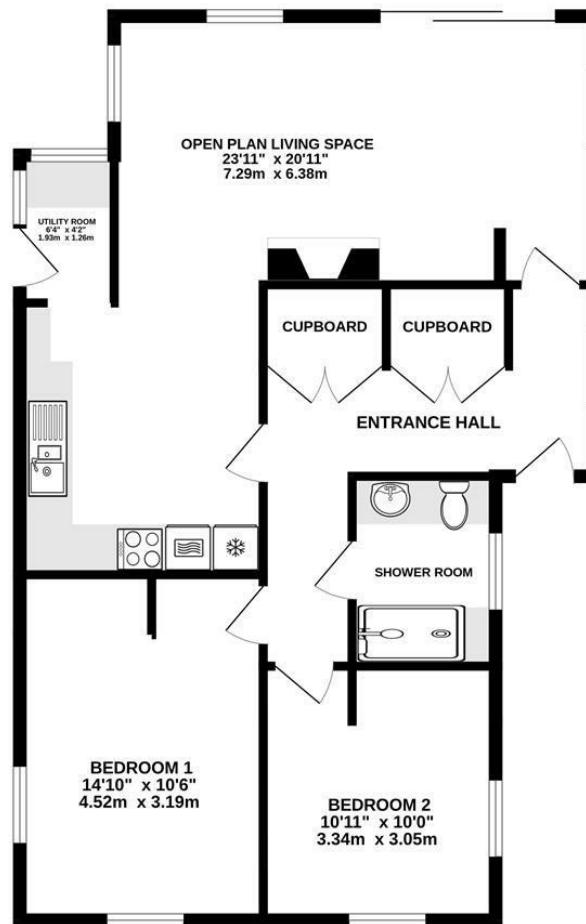
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GROUND FLOOR
848 sq.ft. (78.8 sq.m.) approx.



TOTAL FLOOR AREA: 848 sq.ft. (78.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(A) (A)	A		
(B) (B)	B		
(C) (C)	C		
(D) (D)	D		
(E) (E)	E		
(F) (F)	F		
(G) (G)	G		
Not energy efficient - higher running costs			
England & Wales		85	57
EU Directive 2002/91/EC			

