



Kings Road, Stonehouse GL10 2EZ
£379,950



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• Extended and updated semi-detached house • Three bedrooms to include master with dressing room • Social kitchen/diner/family room • Side extension currently utilised as a gym with a shower room • South facing rear garden with total plot of 0.12 acres • Off road parking for several vehicles • Chain free • Freehold • Council tax band D (£1,883.49) • EPC rating TBC



Regent House, 1 Bath Road, Stonehouse, GL10 2JD

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Entrance Hall

Composite door to entrance hall with uPVC double-glazed windows either side. Access to hallway and gym. Radiator.

Hallway

Access to living room, kitchen/diner, under-stairs storage cupboard and stairs rising to the first floor. Radiator.

Living Room

Two uPVC double-glazed windows to front elevation. Wood burning stove. Radiator.

Kitchen/Diner

uPVC double-glazed window to rear elevation, double-glazed skylight and uPVC double-glazed bi-folding doors to garden. Range of wall and base units with appliances to include one and a half bowl sink with mixer tap and drainer and integrated dishwasher. Space for a fridge/freezer and Range style cooker. Access to utility cupboard and snug. Radiator.

Utility Cupboard

Plumbing for washing machine.

Cloakroom

Low-level WC and wash hand basin. Heated towel rail.

Second Reception Room

uPVC double-glazed bi-folding doors to garden and two double-glazed skylights. Access to shower room. The space was added in 2023 and is currently being used as a gym, it presents the opportunity to be utilised as many other things, for example a home working space or a further reception room.

Shower Room

Low-level WC, wash hand basin and shower.

Bedroom One

uPVC double-glazed window to rear elevation. Access to dressing room. Radiator.

Dressing Room

uPVC double-glazed window to front elevation. Wardrobes. Radiator. This was originally the fourth bedroom and can be put back to this if needed.

Bedroom Two

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

Bedroom Three

uPVC double-glazed window to side elevation. Radiator.

Outside

The front of the property has a driveway for several vehicles and steps down to the front door, there is the added benefit of an EV charging point. The rear garden is South facing and mostly laid to lawn, there is a patio area ideal for entertaining. Further down the garden is a pergola, currently utilised with a hot tub. There is a generous storage shed and power throughout the garden.

Location

The property is located on the edge of Stonehouse town. Local facilities and amenities include a Co-op with post office, restaurants, and primary and secondary schools. The property is approximately near to Junction 12 of the M5 motorway, providing access to Gloucester, Cheltenham, and Bristol. Stonehouse railway station has a regular train service to London and Cheltenham. The town is situated approximately three miles west of Stroud and twelve miles south of Gloucester. 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.

Material Information

Tenure: Freehold.

Council tax band: B.

Local authority and rates: Stroud District Council - £1,883.49 (2025/26).

Electricity supply: mains.

Water supply: mains.

Sewerage: mains.

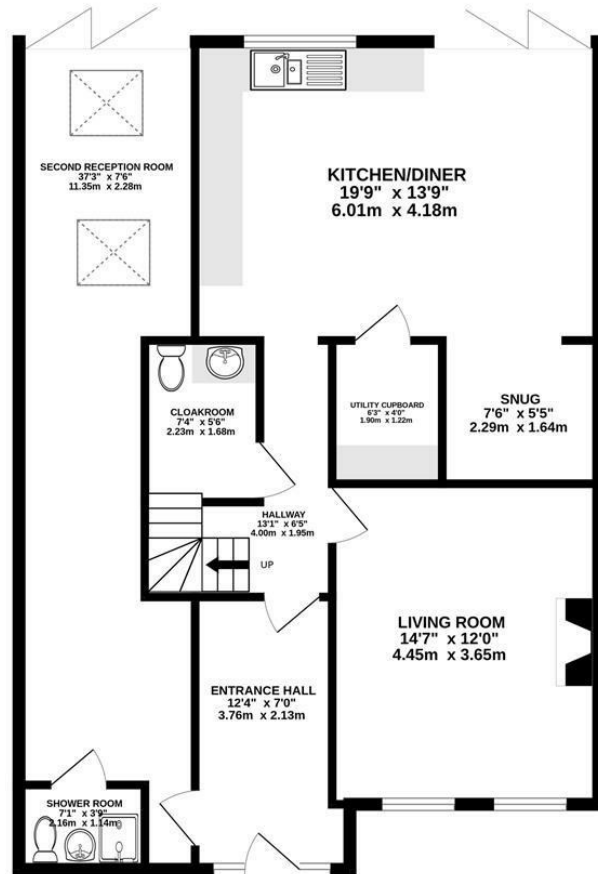
Heating: gas central heating.

Broadband speed: 14 Mbps (basic) and 80 Mbps (superfast).

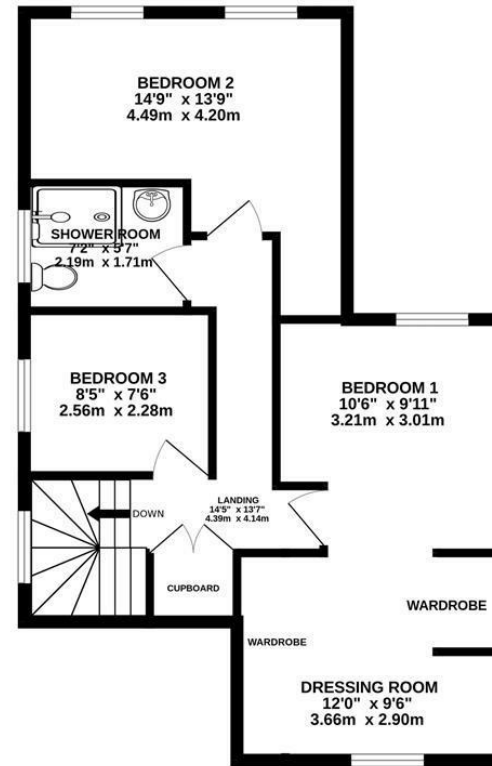
Mobile phone coverage: EE, Three, O2 and Vodafone.



GROUND FLOOR
948 sq.ft. (88.1 sq.m.) approx.



1ST FLOOR
579 sq.ft. (53.8 sq.m.) approx.



TOTAL FLOOR AREA : 1527 sq.ft. (141.8 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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