



**The Street, Stonehouse GL10 3NR**

**£465,000**



## The Street, Stonehouse GL10 3NR

- Four bedroom detached dormer bungalow
- Popular village location
- Chain free
- Flexible accommodation throughout
- Garage and driveway providing ample off road parking
- In need of some modernisation
- EPC: E50

**£465,000**

### Accommodation

Through the front door of this fantastic, detached family home, you initially enter into the entrance hall. Here you are provided access to every room on the ground floor, and stairs to the first floor. To your right you have the light and airy living room featuring dual aspect windows to front and side aspect. There is also a doorway here that leads through to the kitchen diner. The kitchen itself offers a range of wall and base units, stainless steel sink, integrated cooker, four ring gas hob, space for fridge, freezer, and dishwasher. Additionally, there are two windows looking to the side garden, and a door leading to the patio. Through the dining area and back to the hallway, you have the first of the two shower rooms. This comprises shower, low level WC and wash hand basin. At the end of the hall are the third and fourth bedrooms. Both provide views of the rear garden and offer the potential for a home office if required. Completing the downstairs you have an extremely useful larder cupboard, and a boiler room which provides additional storage and a doorway to the side access. Heading upstairs you have two fantastic bedrooms and a study/dressing room that could quite easily be utilised as a fifth bedroom. The second of the two-shower rooms is upstairs, with a shower, low level WC and wash hand basin. There is also some eave storage on the first floor.

### Outside

To the front of the property you have a single garage and

driveway providing off road parking for multiple vehicles. You also have access down both sides of the property. The side garden is mainly laid to lawn with plant and shrub borders. The rear part of the garden is laid with bark, offering further flower and shrub borders.

### Location

Leonard Stanley is situated seven miles from the city of Gloucester and thirty miles from Bristol. It is easily accessible by road with Junction 13 of the M5 motorway just three miles away. There are railway stations at Stroud, Stonehouse and Cam and international airports at Bristol, Cardiff & Birmingham. The village offers, a Primary School, playgroup, pub, baby and toddler group, cricket and football clubs, social club and bus service.

### Tenure, Services and Local Authority

Freehold

All mains services are believed to be connected to the property.

Stroud District Council Tax Band E: £2,452.91 (2022/2023)

### Directions

On leaving Stonehouse, take the third exit at the Horsetrough roundabout on to the A419 Bristol Road, turning left at the traffic lights towards Stanley Downton. Follow this road until you reach a T-junction. Turn right onto the Bath Road at Leonard Stanley, then shortly after turn left onto The Street. You will then reach the property on your left hand side.



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

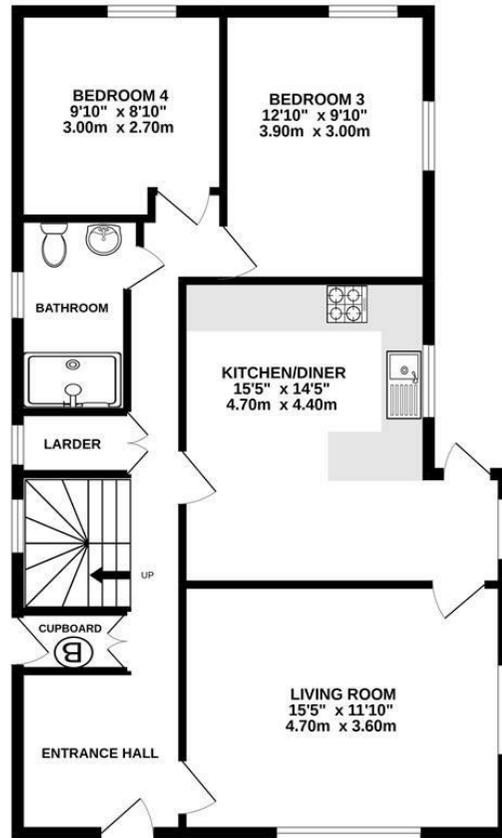
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GROUND FLOOR  
830 sq.ft. (77.2 sq.m.) approx.



1ST FLOOR  
565 sq.ft. (52.5 sq.m.) approx.



TOTAL FLOOR AREA : 1395 sq.ft. (129.6 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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