



49 Dozule Close, Leonard Stanley, Stonehouse, Gloucestershire, GL10 3NL
£380,000

PETER JOY
Sales & Lettings



49 Dozule Close, Leonard Stanley, Stonehouse, Gloucestershire, GL10 3NL

An extended detached bungalow in a quiet residential location with views towards Selsley and Penn Wood with good off road parking, carport and garage and being offered chain free

ENTRANCE HALL, 19' SITTING ROOM WITH PATIO DOORS TO REAR GARDEN, DINING ROOM, KITCHEN, THREE BEDROOMS, SHOWER ROOM, SEPARATE WC, GARDENS, GARAGE, CARPORT AND PARKING

Viewing by appointment only

14 Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

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Description

49 Dozule Close is a well presented detached bungalow situated in a level plot in a popular cul-de-sac in Leonard Stanley. This location allows for easy access to the shops and amenities at Kings Stanley with countryside walks on the doorstep. The extended accommodation is arranged over one level and comprises an entrance hall with storage, 19' sitting room with patio doors to the rear garden, separate dining room leading into a 10' kitchen. There are three bedrooms a shower room and a separate WC. The bungalow is double glazed throughout and is has gas fired central heating.

Outside

The garden to the front is open plan with lawn and a mature Acer tree. There is a driveway to the left of the bungalow providing off road parking for two to three vehicles with a covered carport leading to a single attached garage with electric roller door, power and light. The rear garden is a generous size, mainly laid to lawn with a good size patio area, mature fruit trees, a timber shed and greenhouse.

Location

Leonard Stanley is a good village a couple of miles west of Stroud. This location offers easy access to open countryside, local amenities including a primary school, tennis court, cricket club and social club. Amenities at nearby Kings Stanley include a post office, hairdressers and supermarket. The nearby town of Stonehouse offers a wider range of amenities to include banks, 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 3 miles away.

Directions

From our Nailsworth office turn left and head out on the A46 in the direction of Stroud. Upon reaching Lightpill and Aldi supermarket turn left into Dudbridge Road. Continue along here turning left by Sainsburys and follow the bypass in the direction of Stonehouse. Upon reaching the second set of traffic lights turn left and follow the signposts to Kings Stanley. Continue past the village shop and continue into Leonard Stanley turning left into Marsh Road. At the end of the road turn left into Dozule Close. Follow the road around to the far end where number 49 can be found on the left-hand side, identified by our for sale board.

Tenure

Freehold

Services

Gas central heating, mains electricity, water and drainage.

Council Tax

The council tax banding is D.

Local Authority

Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



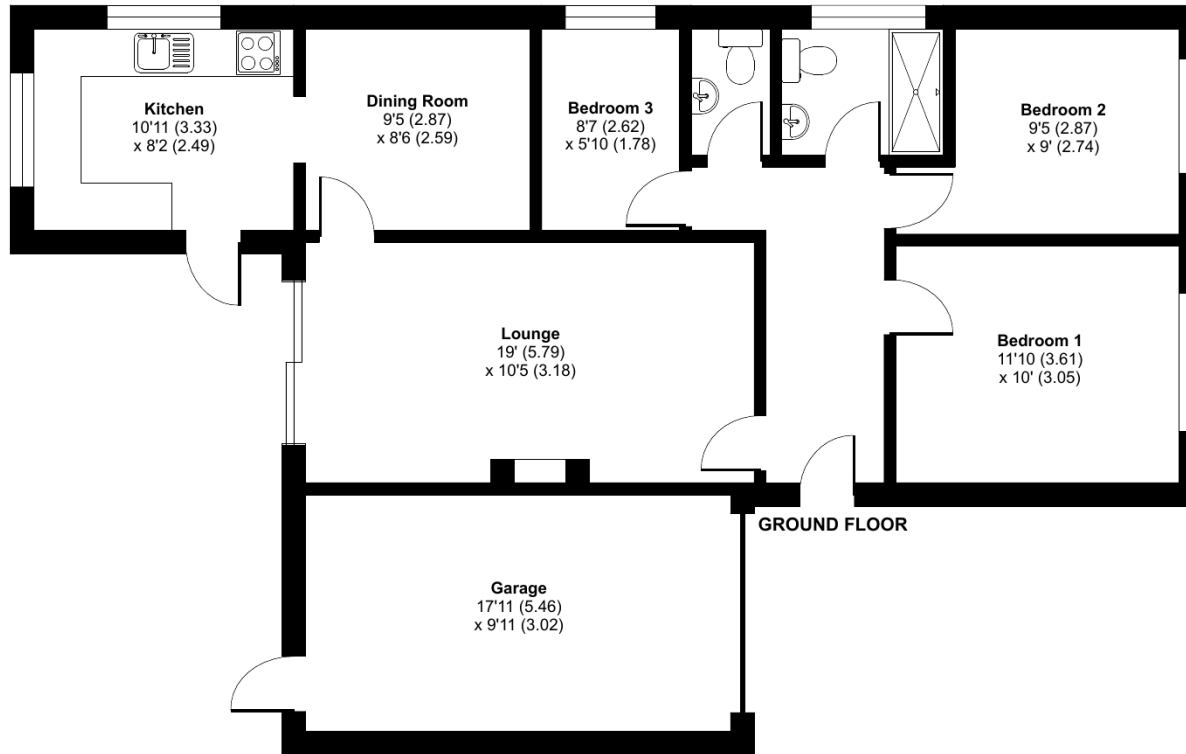
Dozule Close, Leonard Stanley, Stonehouse, GL10

Approximate Area = 806 sq ft / 74.9 sq m

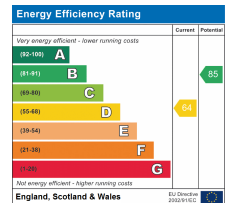
Garage = 180 sq ft / 16.7 sq m

Total = 986 sq ft / 91.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Peter Joy Estate Agents. REF: 978690



These sales particulars are prepared in good faith and are for general guidance only. We have not tested the services, appliances and fittings nor carried out a detailed survey and interested parties should employ their own professionals to make such enquiries before making any transactional decisions. Room sizes are internal and should not be relied upon for carpets and furnishings. Any plan is for layout and guidance only. Notice is given that all fixtures, fittings, carpets, curtains/blinds and kitchen equipment are deemed removable by the vendor unless specifically itemised within those particulars.