



2a St Georges Avenue, Kings Stanley, Gloucestershire, GL10 3HL
Offers Over £400,000

PETER JOY
Sales & Lettings



2a St Georges Avenue, Kings Stanley, Gloucestershire, GL10 3HL

Offered CHAIN FREE - a detached modern home with four bedrooms located in the popular village of Kings Stanley with four bedrooms, lovely level gardens, garage and parking

ENTRANCE HALL, CLOAKROOM, KITCHEN, SITTING ROOM, SEPARATE DINING AREA, FOUR BEDROOMS, BATH AND SHOWER ROOMS, GARDENS, GARAGE AND PARKING



Viewing by appointment only

14 Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

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Description

Nestled in a quiet, secluded location, this charming, detached house, built in 2013, offers a perfect blend of modern convenience and peaceful living. Tucked away from the hustle and bustle, the home enjoys a serene setting while being within easy walking distance of the village's key amenities. Just a short stroll away, you'll find a post office, a Co-op, a social and cricket club, and several local churches, making it an ideal location for both relaxation and community involvement.

The well-proportioned accommodation is spread across three floors, providing ample space for comfortable living. As you step into the home, you're greeted by an inviting entrance hall that sets the tone for the rest of the house. The ground floor has a cloakroom, well-fitted kitchen equipped with modern appliances, and a cosy sitting room. The highlight of the ground floor is the bright and airy dining space, which is bathed in natural light and opens out to the rear garden through French doors. This connection to the outdoors creates a seamless flow, making it ideal for both everyday living and entertaining. From the entrance hall, the staircase takes you up to the first floor where there is a landing that leads to the principal bedroom with double wardrobes and contemporary en-suite shower room, bedroom 4 and a family bathroom. On the floor above are two further bedrooms, both with dormer windows.



Outside

Outside, a shared driveway with your neighbours provides convenient access to a detached single garage and designated parking space. The garden is thoughtfully designed to be level and low maintenance, featuring neatly manicured lawns and a spacious patio area. This outdoor space offers a perfect blend of greenery and functionality, ideal for relaxing or entertaining without the hassle of extensive upkeep.

Location

The village of Kings Stanley benefits from a range of amenities and two good schools with straight forward access to the motorway also close by. Stonehouse is approximately a mile distant and offers a good range of shops and amenities within its level High Street with primary and secondary schools also within the vicinity. Stonehouse railway station offers a direct line to London (Paddington). Junction 13 of the M5 motorway is approximately two miles distant with a wider range of shops available in the towns of Stroud, Gloucester and Cheltenham.

Directions

From our Nailsworth office turn left and head in the direction of Stroud, upon reaching Lightpill continue past Aldi and turn next left and follow the signposts in the direction of Stonehouse and the M5 Motorway and proceed along the by-pass. Continue past the two sets of traffic lights and at third set turn left signposted Kings Stanley. Follow the road into the village turning right into St Georges Avenue (just before the garage) and the private driveway can be straight ahead of you. 2A St Georges Avenue can be found on your left hand side and parking for the property is at the rear of the house.

Property information

The property is freehold. Gas central heating, mains electricity, water and drainage. The council tax band is D. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include superfast and ultrafast, and you are likely to have service from service providers EE, Three and O2.

Local Authority

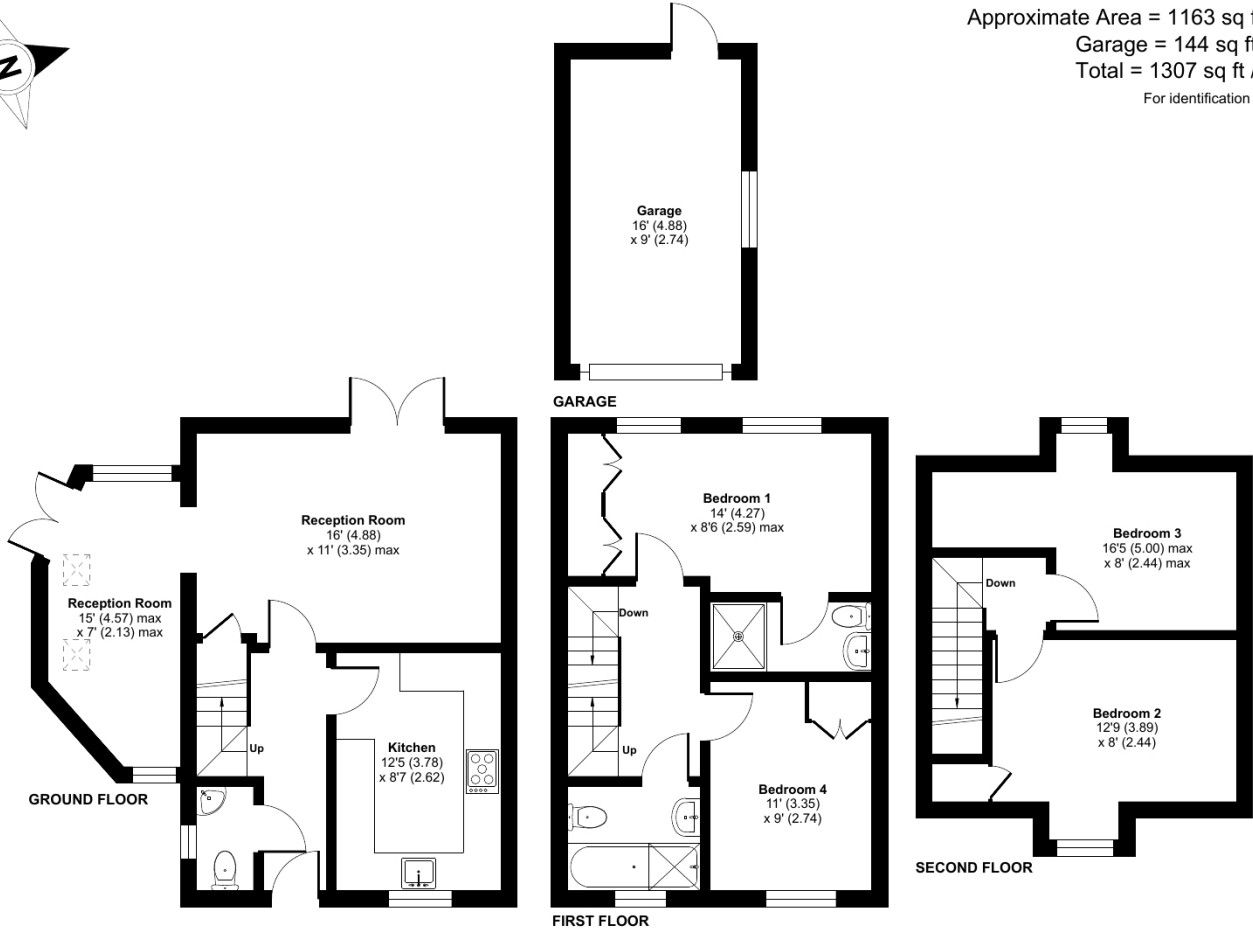
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



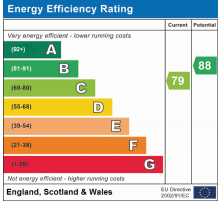
St. Georges Avenue, Kings Stanley, Stonehouse, GL10



Approximate Area = 1163 sq ft / 108 sq m
Garage = 144 sq ft / 13.3 sq m
Total = 1307 sq ft / 121.3 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 2024. Produced for Peter Joy Estate Agents. REF: 1176487



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.