



18 Clutterbuck Close, Gloucestershire, GL10 3GH
£475,000

PETER JOY
Sales & Lettings



18 Clutterbuck Close, Leonard Stanley, Gloucestershire, GL10 3GH

A detached gable fronted house in a quiet cul de sac on the edge of the village of Leonard Stanley, to the west of Stroud, with four bedrooms, a 16' sitting room, 17' kitchen/dining room, garage and parking and a larger than average garden with an open aspect behind.

ENTRANCE HALL, 16' SITTING ROOM, 17' KITCHEN/DINING ROOM, UTILITY ROOM, CLOAKROOM/W.C, PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM, FAMILY BATHROOM, THREE FURTHER BEDROOMS, INTEGRAL GARAGE, PARKING AND A LARGE LEVEL REAR GARDEN.



Viewing by appointment only

14 Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

t: 01453 833747

Email: nailsworth@peterjoy.co.uk



Description

A light, well planned detached house situated in a good road on the edge of the popular village of Leonard Stanley. This location is well placed for the well regarded local schools, with the shops and amenities of neighbouring Kings Stanley within easy reach. Built by Barratt Homes, the property is their classic Hemsworth style build, with two good living spaces, four bedrooms and both bath and shower rooms. An entrance hall, 16' sitting room, 17' kitchen/dining room with integrated appliances and glazed double doors than open on to the garden, utility room and cloakroom/W.c are on the ground floor. A staircase leads up from the hall to the first floor, with a landing, principal bedroom with en suite shower room, two more double bedrooms, single bedroom (ideal as a study, child's room or dressing room) and a family bathroom on this level. All of the bedrooms have full height fitted wardrobes. The property is sensibly laid out, with modern living in mind, and benefits from a very good EPC rating. One for your viewing list, and the owners have already secured a chain free property, so, all being well, you'll have an easy move into an easy to live in house.

Outside

The property benefits from a 19' integral garage, side by side parking and a large level rear garden. The garage is to the left of the front door, with side by side parking to the front of this and a lawned area to the side. A gated side access leads to the rear of the house and a larger than average garden, which can also be accessed from glazed double doors in the kitchen, than open out on to the generous plot, or a door from the utility room - perfect access away from the main living spaces with a muddy dog after a walk! The garden is level, with an open aspect behind. There is a paved area directly behind the house, and a useful shed. The lawn then stretches away from the property, and is edged with well planted borders and fencing.

Location

The property is located on the edge of the village and close to Leonard Stanley church and local amenities including a primary school, tennis court, cricket club and social club. Amenities at nearby Kings Stanley include a hairdressers and supermarket/post office. The nearby town of Stonehouse offers a wide range of amenities to include 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 three miles away. Stroud is also within easy reach and offers a more comprehensive selection of shopping, educational and leisure facilities, with an award winning weekly farmers market.

Directions

From our Nailsworth office turn left and proceed in the direction of Stroud on the A46. After approximately two miles at Lightpill turn left onto Dudbridge Road and proceed through the traffic lights to the roundabout by Sainsburys. Follow the signs in the direction of Stonehouse and the M5 Motorway. At the second set of lights turn left into Kings Stanley and upon reaching the village proceed past the Co-Op supermarket onto Bath Road. Take the next left into Lyndon Morgan Way. Follow this road through and then turn right into Clutterbuck Close. The property can be found a little way along on the right side.

Property information

The property is freehold, with a yearly estate charge of £290. Gas central heating, mains electricity, water and drainage. The council tax band is E. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include ultrafast, and you are likely to have mobile and data services from the main providers (EE, Three, O2 and Vodafone).

Local Authority

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

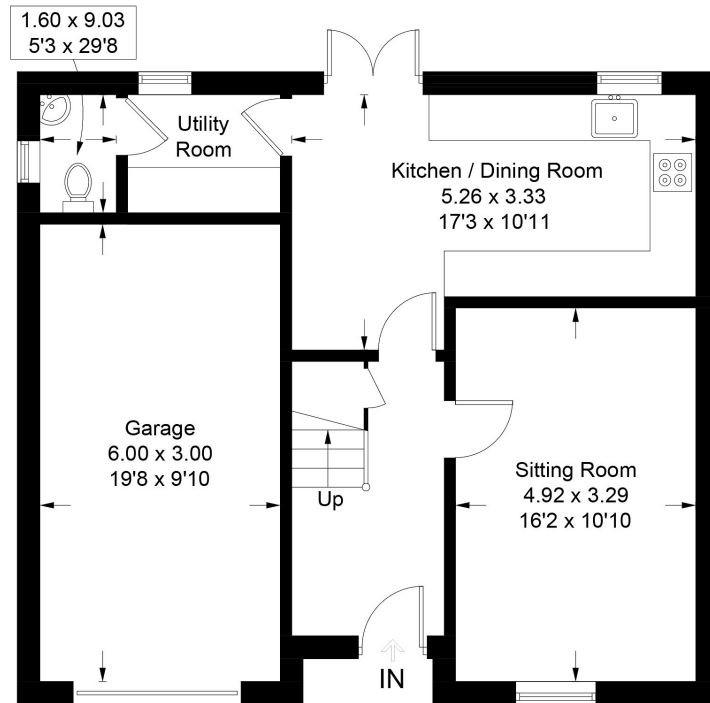


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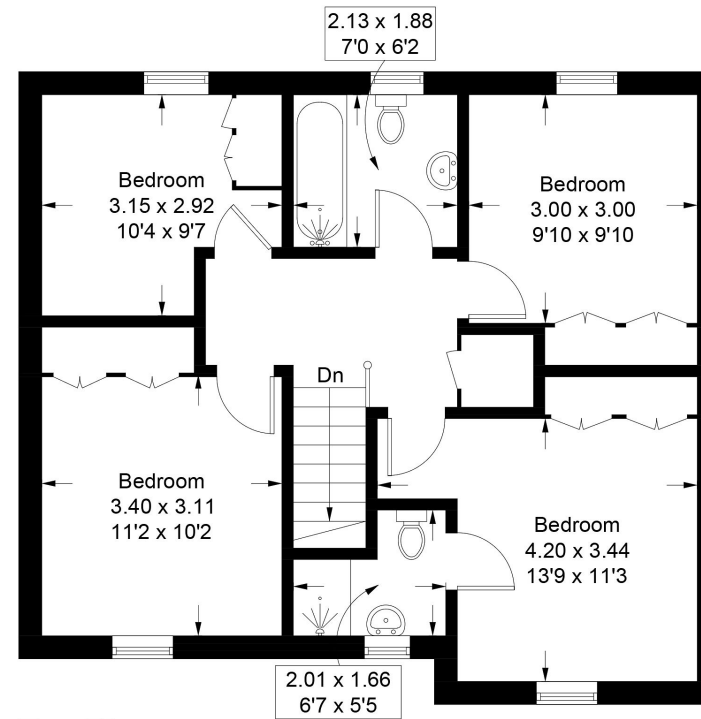
Approximate Gross Internal Area = 107.9 sq m / 1161 sq ft

Garage = 18.9 sq m / 203 sq ft

Total = 126.8 sq m / 1364 sq ft



Ground Floor



Top Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1251907)

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (92+)		94
B (81-91)	84	
C (69-80)		
D (55-68)		
E (39-54)		
F (27-38)		
G (1-26)		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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.