



Sundene, The Nursery, Kings Stanley, Stonehouse, Gloucestershire, GL10 3HY  
£525,000

**PETER JOY**  
Sales & Lettings



## Sundene, The Nursery, Kings Stanley, Stonehouse, GL10 3HY

A spacious detached chalet style bungalow located in a quiet no through road within the centre of this popular village of Kings Stanley - Lead photo is of the Rear View

ENTRANCE HALL, 17' SITTING ROOM, SEPARATE DINING ROOM, KITCHEN, CONSERVATORY, TWO DOUBLE BEDROOMS ON THE GROUND FLOOR (ONE WITH EN SUITE SHOWER ROOM AND WALK IN WARDROBE), BATHROOM, TWO FURTHER BEDROOMS ON THE FIRST FLOOR (ONE WITH EN SUITE BATHROOM AND WALK IN WARDROBE) , SEPARATE WC, GARDEN, GARAGE AND AMPLE PARKING

Viewing by appointment only

14 Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

t: 01453 833747

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### Description

A substantial detached four bedroom chalet style bungalow offering excellent flexibility with bedrooms being found on both the ground and first floor. An entrance hall with large understairs shelved cupboard, 17' sitting room with feature fireplace housing electric fire with double doors leading through to a separate dining room. There are two double bedrooms on the ground floor, the larger with both en-suite shower room and family bathroom and walk in wardrobe. There is also a well fitted kitchen/breakfast room with white wall and base units, built in appliances and breakfast bar with door leading to a conservatory. On the first floor there is a landing, separate cloakroom, master bedroom with en-suite bathroom and walk-in wardrobe, bedroom four with good storage.

### Outside

To the front of the property there is a large brick paved driveway suitable for housing up to at least four cars and a motor home or caravan. There is an attached single garage with up and over door, power and light. Side pedestrian access leads to a rear garden which is mainly laid to lawn with a low maintenance flower and shrub borders. There is a good size entertaining patio immediately behind the bungalow.

### 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 2 miles distant with a wider range of shops available in the towns of Stroud, Gloucester and Cheltenham.

### Directions

From the Nailsworth office turn left and proceed in the direction of Stroud and upon reaching Lightpill turn left by Aldi into Dudbridge Road and follow the signs to Stonehouse and M5 Motorway. Proceed along the bypass turning left at the traffic lights signposted Kings Stanley. Proceed into the village over the mini roundabout and turn left into The Nursery where Sundene will be found on the left hand side.

### Agents Note

The current owners have planning permission for a two storey side extension, entrance porch and rear single storey infill flat roof extension - planning reference S.19/0741/HHOLD

### Tenure

Freehold

### Services

Gas central heating, mains electricity, water and drainage.

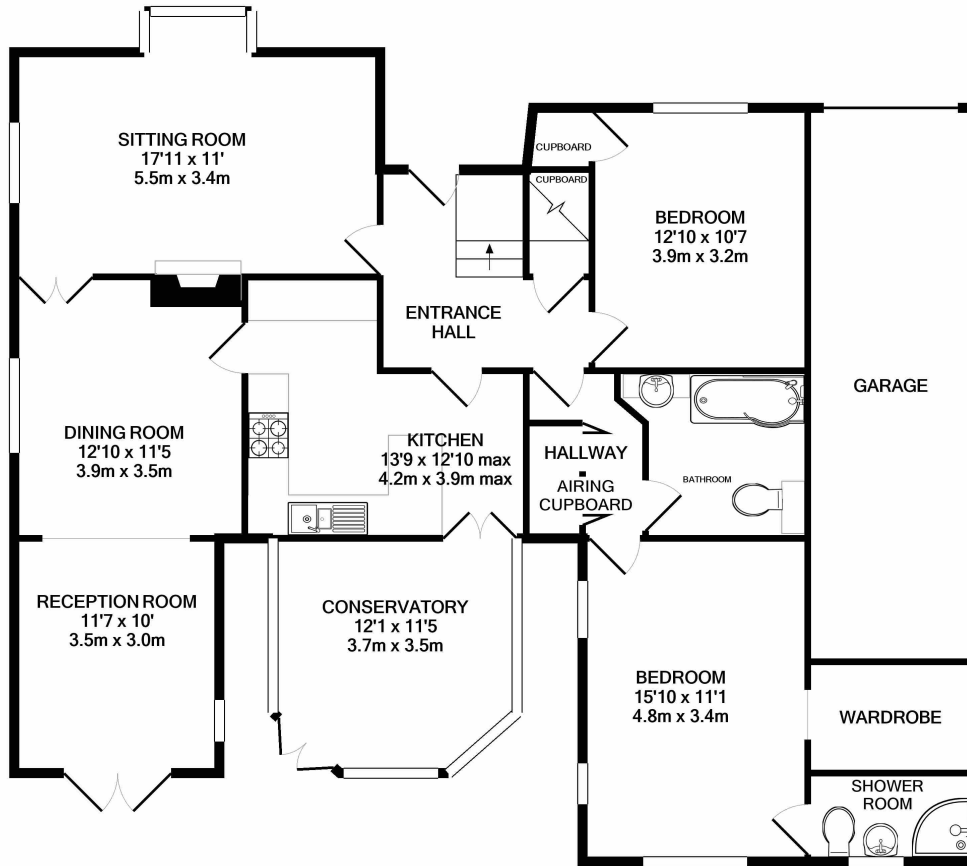
### Council Tax

The council tax banding is D

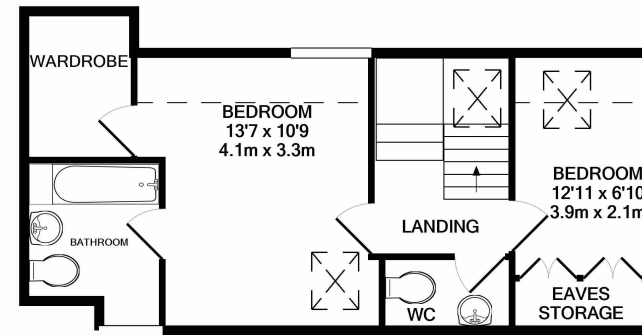
### Local Authority

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





GROUND FLOOR  
APPROX. FLOOR  
AREA 1575 SQ.FT.  
(146.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 423 SQ.FT.  
(39.3 SQ.M.)



SUNDENE, THE NURSERY, KINGS STANLEY, STONEHOUSE, GL10 3HY.  
TOTAL APPROX. FLOOR AREA 1998 SQ.FT. (185.6 SQ.M.)  
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Energy Efficiency Rating	
100 to 100	A
92 to 91	B
84 to 80	C
75 to 69	D
65 to 55	E
45 to 35	F
1 to 10	G

Current: 71

England, Wales & N.Ireland

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.