



47 Brimley, Leonard Stanley, Gloucestershire, GL10 3NA  
£185,000

**PETER JOY**  
Sales & Lettings





## 47 Brimley, Leonard Stanley, Gloucestershire, GL10 3NA

A spacious semi detached bungalow tucked away at the end of a quiet, no through road in Leonard Stanley. With three double bedrooms, 18' sitting room, kitchen/breakfast room, gated parking, and a generous rear garden, this property offers great flexibility and an excellent opportunity for someone wishing to put their own stamp on a home

ENTRANCE HALL, SITTING ROOM, KITCHEN, THREE BEDROOMS, WET ROOM, SEPARATE WC, GARDEN AND PARKING



Viewing by appointment only

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## Description

Tucked away at the end of a quiet, no through road in the heart of Leonard Stanley, this semi detached bungalow offers well proportioned accommodation and a great opportunity for a buyer to put their own stamp on a home. The property is of non standard construction and provides a flexible layout throughout. A generous entrance hall sits at the centre of the bungalow and provides access to the three double bedrooms, bathroom facilities, and sitting room. The sitting room, positioned at the front, features a large picture window overlooking the front garden. A door leads through to the kitchen/breakfast room, which includes a range of base and wall units, two useful larder style cupboards, and a cupboard housing the boiler. A window overlooks the garden and a door offers direct access to the rear. There are three double bedrooms, one at the front and two at the rear, offering versatile space for sleeping accommodation, home working, or hobbies. Completing the internal layout is a wet room with wash basin and a separate WC located next door.

## Outside

To the front, the property benefits from gated driveway parking for one vehicle and a lawned area to the side, providing scope for landscaping or personalisation. A pedestrian gate offers side access to the rear garden. The rear garden is arranged in distinct sections, offering potential for outdoor seating, planting, or creating a more structured garden. Immediately outside the kitchen is a level paved area suitable for table and chairs, with a lawned area beside it enclosed by fencing. A gateway opens to a further section of lawned garden, which includes a garden shed. The layout provides a flexible and private space for outdoor living.

## Location

Leonard Stanley and neighbouring Kings Stanley are popular Villages to the 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 Kings Stanley include a post office and supermarket. The nearby town of Stonehouse offers a wider range of amenities to include a 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 proceed towards Stroud on the A46. Upon reaching Lightpill turn left just past Aldi onto the Dudbridge Road and follow the signposts for Stonehouse. Proceed along the bypass and at the second lot of lights turn left sign posted Kings/Leonard Stanley. Continue into Kings Stanley village passing the Kings Head Public House on your left and the Co-op/Post office on your right and continue on the road around to the right. Follow the road and just before the school turn right into Brimley. Follow the road around and at the head of the horseshoe turn left into a no through road where number 47 can be found on the right hand side identified by our for sale board.

## Agents note

The property is of non standard construction and this build method is not accepted by every mortgage Lender. Buyers are advised to make enquiries with their lender, prior to making any financial commitment to purchase the property.

## Property information

The property is freehold. Gas central heating, mains electricity, water and drainage. The council tax band is A. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include superfast and ultrafast connections, and you are likely to have service from the main service providers (EE, Three, O2, Vodafone) although reception from O2 and Vodafone may be limited inside the house. These results are predictions and not a guarantee. Actual services available may be different depending on the particular circumstances and the precise location of the user.

## Local Authority

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





## 47 Brimley, GL10 3NA

Approximate Gross Internal Area = 85.2 sq m / 917 sq ft

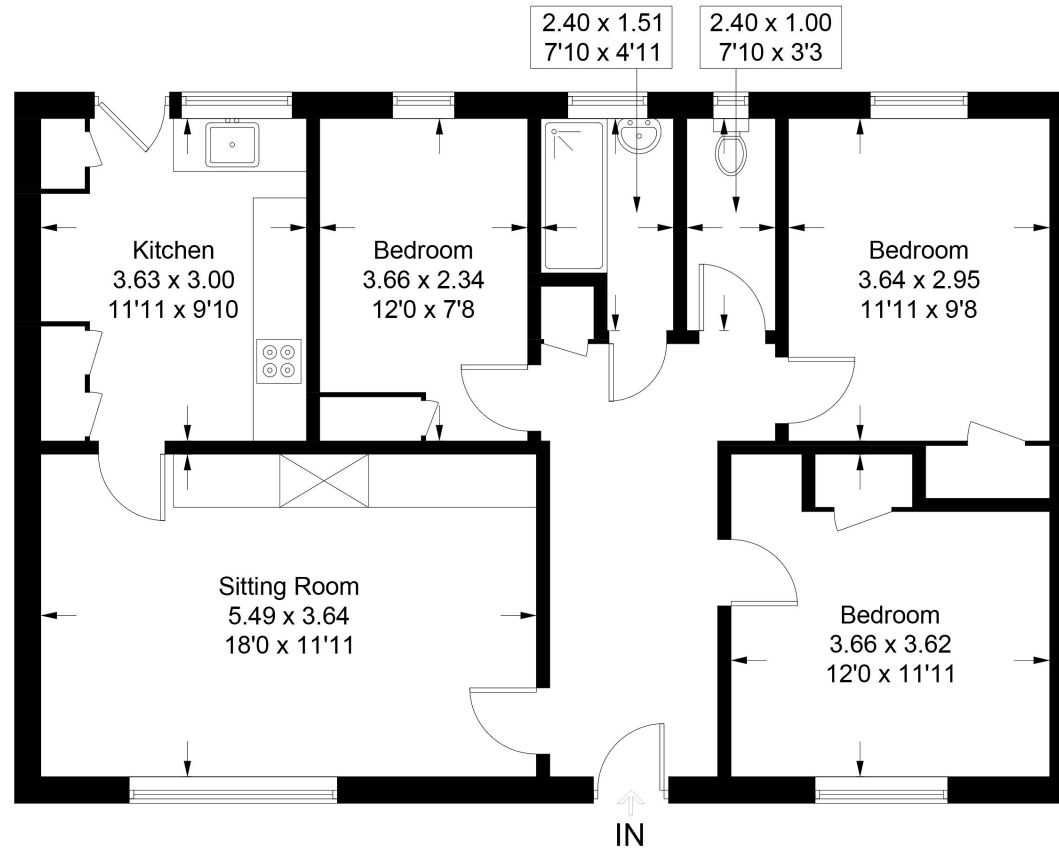


Illustration for identification purposes only, measurements are approximate,  
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These sales particulars are prepared in good faith and are for general guidance only. We have not tested the services, appliances and fittings nor carried out a detailed 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.