



4 Coldwell Lane, Kings Stanley, Gloucestershire, GL10 3PS  
£328,000

**PETER JOY**  
Sales & Lettings





## 4 Coldwell Lane, Kings Stanley, Gloucestershire, GL10 3PS

Offered CHAIN FREE - a well presented semi detached bungalow in a popular no through road on the outskirts of Kings Stanley with two bedrooms, 19' sitting room/dining room, garage, carport and a good size garden

ENTRANCE HALL, SITTING ROOM/DINING ROOM, KITCHEN, TWO BEDROOMS, CONSERVATORY, SHOWER ROOM, LOFT, GOOD PARKING, CARPORT, SINGLE GARAGE AND LOVELY GARDENS



Viewing by appointment only

14 Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

t: 01453 833747

Email: [nailsworth@peterjoy.co.uk](mailto:nailsworth@peterjoy.co.uk)





### Description

A well presented semi detached bungalow in a quiet road in popular Middleyard, Kings Stanley. This location allows for easy access to shops and amenities of the village with countryside walks up into Penn Woods on your doorstep. The property is built using traditional methods under a pitched tiled roof with accommodation arranged over one floor. An entrance hall with door leading into a kitchen with wall and base storage cupboards and side door to enclosed carport. The sitting room/dining room is a lovely space with an attractive bay window to the front overlooking the lawn and a mature cherry tree. There is a loft hatch with wooden pull down ladder leading to a useful attic with a Velux window. There are two bedrooms both with wardrobes and a lovely conservatory to the rear with direct access to the level garden, and an all tiled shower room.

### Outside

The property benefits from level gardens, parking for several cars. Newly fitted opening gates leading to an enclosed carport and single detached garage with a new roof. The gardens are to the front and rear and are much larger than usual for properties of this style, with a good level lawn at the front and a paved seating area immediately behind the conservatory at the rear with a couple of steps leading up to a level lawn. This is enclosed with fencing and hedging and there is a great outlook up to Penn Woods behind.



### 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 along the A46 and proceed in the direction of Stroud for approximately two miles. Turn left into North Woodchester and continue up Selsley Road. At the top of the hill turn right and follow the road along the common. Take the left-hand turn into The Grove. At the end of the road turn left into Middleyard, Selsley West and Kings Stanley. Follow the road through, passing the turning for Orchard Close on your right. The turning for Coldwell Lane is on the left, with the property being found on the left identified by our for sale board.

### Property information

The property is freehold. Gas central heating, mains electricity, water and drainage. The council tax band is C. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include standard and superfast connections, and you are likely to have full service from all major mobile providers outside the property, although reception may be limited inside the house.

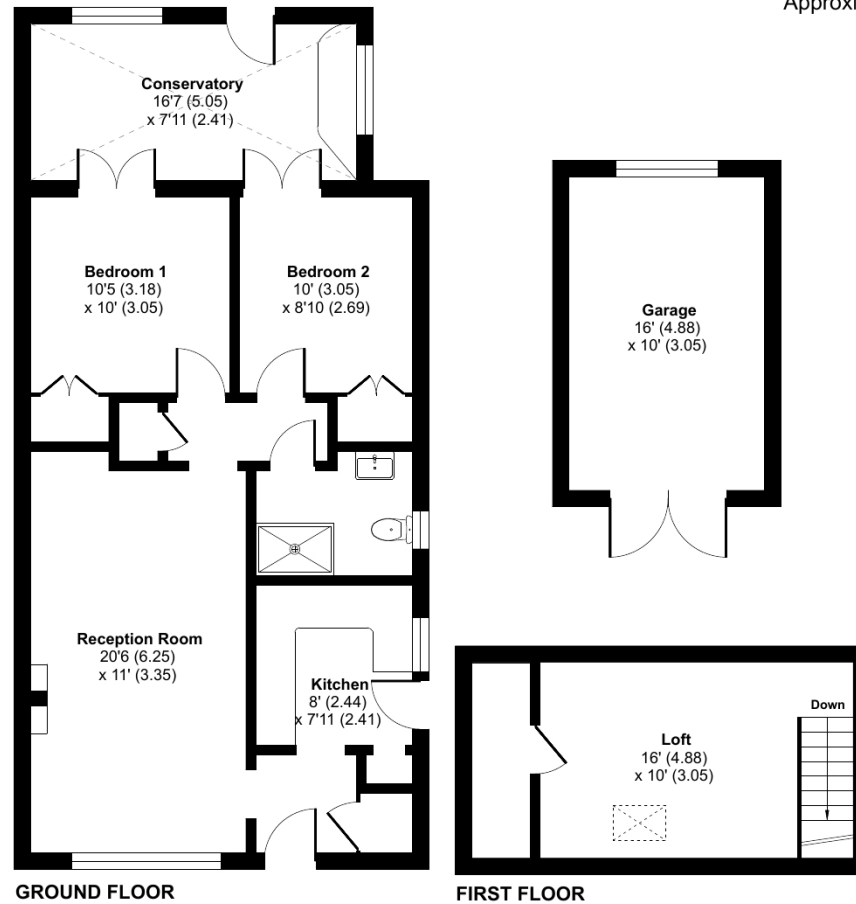
### Local Authority

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

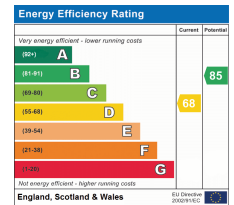


# Coldwell Lane, Kings Stanley, Stonehouse, GL10

Approximate Area = 995 sq ft / 92.4 sq m  
 Garage = 160 sq ft / 14.8 sq m  
 Total = 1155 sq ft / 107.2 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: 1169725



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.