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**Stafford Close**  
Kings Stanley, GL10 3GS

Offers Over £625,000



# 3 Stafford Close

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## AMENITIES

Kings Stanley/Leonard Stanley has a thriving primary school nearby, a local church and playing fields whilst local shops can be found in adjoining Kings Stanley. These include a useful Cooperative grocery store and post office. Meanwhile Leonard Stanley has its own popular public house. There is also easy road access to Stonehouse, Stroud and J13 of the M5, and open countryside is equally available with nearby views of the Cotswold Hills and ample country footpaths nearby to enjoy.

## DIRECTIONS

Head out on the A419 Cainscross Road, past Marling School and take the first left at the roundabout onto the Dudbridge Road. Go over the next roundabout and continue along the A419 in the direction of the motorway. Turn left onto Ryeford Road South, across into Brockley Road and turn left. The new development and Lyndon Morgan Way will soon be noticeable on the right, turn into the road, go straight at the first junction where the property is found being the 3rd house on the corner opposite the open green area.

## HALLWAY

Tiled flooring, radiator, cloaks cupboard, staircase, double doors to sitting room, door to dining room and cloakroom.

## CLOAKROOM

With tile floor, WC, wash basin.

## SITTING ROOM

23'8" x 14'2" > 12'0" (7.21 x 4.32 > 3.66)

Approached through double doors from the hall. 2 radiators, double glazed bay to front and French doors to rear garden.

## DINING ROOM

14'3" to bay x 10'5" (4.34 to bay x 3.18)

Double glazed window to side, bay fronted double glazed window, This room could be used as a study as the kitchen/family room is big enough to take a dining room table.

## KITCHEN BREAKFAST ROOM

21'6" x 18'4" to bay > 13'4" min (6.55 x 5.59 to bay > 4.06 min)

A wonderful place for the family to gather. Boasting a range of light grey wall and base units with pull out larder, saucepan drawers, Silestone worktops, under-hung sink with mixer tap. Built in appliances to include a fridge freezer, dishwasher, double oven with grill. Hob with extractor over, tiled flooring. French doors to garden, double glazed bay opposite, recessed LED lights and pendant lights, door to utility room, 2 radiators.

## UTILITY ROOM

7'9" x 7'0" (2.36 x 2.13)

To compliment the kitchen a range of light grey wall and base units with Silestone worktops over, concealed gas fired boiler, plumbing for a washing machine, radiator, double glazed door to garden, tiled flooring.

## LANDING

Doors to bedrooms and family bathroom. Airing cupboard with hot water cylinder. Loft access.

## MASTER BEDROOM

14'3" x 12'1" + 8'8" x 3'6" (4.34 x 3.68 + 2.64 x 1.07)

Built in wardrobes to the left as you enter, 2 double glazed windows, 2 radiators, door to en-suite shower room.

## EN-SUITE SHOWER ROOM

8'5" x 4'5" (2.57 x 1.35)

Comprising: Shower cubicle, pedestal basin, WC, double glazed window, ladder style towel rail, extractor.

## BEDROOM 2/GUEST ROOM

12'8" x 10'8" max (3.86 x 3.25 max)

Double glazed windows to front and side, radiator, door to en-suite shower room.

## ENSUITE SHOWER ROOM

8'5" x 4'5" (2.57 x 1.35)

Comprising: Shower cubicle, pedestal basin, WC, double glazed window, ladder style towel rail, extractor.

## BEDROOM 3

12'2" x 10'2" (3.71 x 3.10)

Double glazed window to front, radiator.

## BEDROOM 4

11'3" x 10'4" max (3.43 x 3.15 max)

Built in wardrobes, double glazed window to rear, radiator.

## BEDROOM 5

9'2" x 7'7" (2.79 x 2.31)

Double glazed window to front, radiator.

## FAMILY BATHROOM/SHOWER ROOM

9'8" max x 7'6" (2.95 max x 2.29)

Comprising a 4 piece suite to include: Shower cubicle, panelled bath, pedestal basin, WC, double glazed window, tall ladder style towel rail, extractor.

## OUTSIDE

### FRONT GARDEN

Laid to lawn with path to door. Slate beds and a grass strip extending to the side.

### DOUBLE GARAGE AND DRIVEWAY

21'4" x 21'1" (6.50 x 6.43)

Through twin doors, light and power, eaves for storage. The driveway will accommodate 2 cars.

## REAR GARDEN

The garden is quite deceptive with a patio adjacent to the house with lawn alongside. There is an area off to the left which is laid to slate and a gate which leads to the driveway. A further area which is laid to stones can be found to the rear of the garage to the rear. There is also another triangular area to the side of the house. There are some shrubs and plants and an outside light.

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## COUNCIL TAX BAND

Leonard Stanley Parish Band F

## TENURE

Freehold



## Road Map



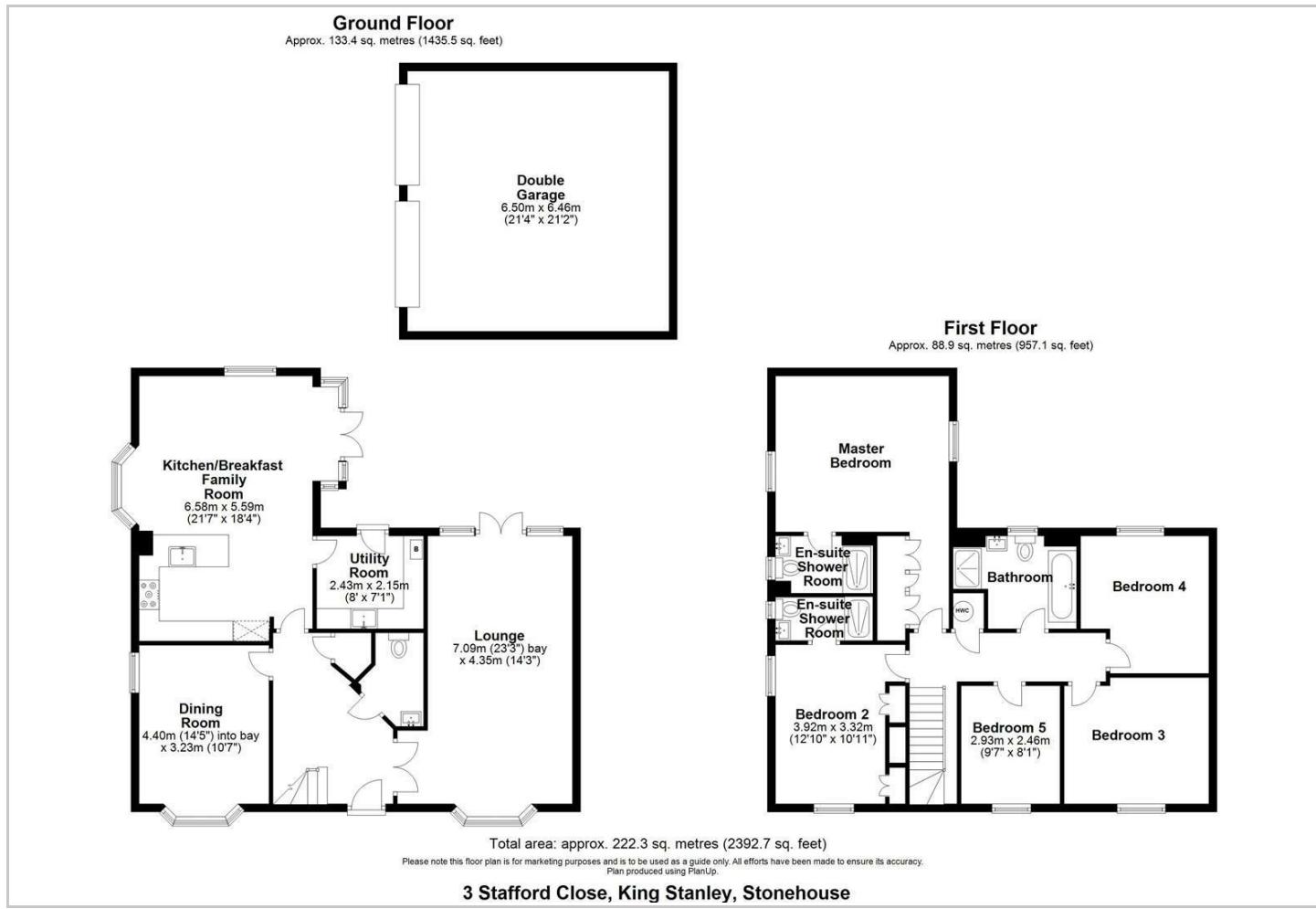
## Hybrid Map



## Terrain Map



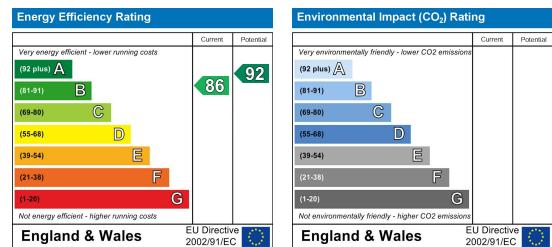
## Floor Plan



## Viewing

Please contact our Hunters Stroud Office on 01453 764912 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.