



Clutterbuck Close, Leonard Stanley

- Detached Family Home
- Master Bedroom With Ensuite
- Kitchen/Dining Room
- Utility Room
- Paved & Lawned Garden
- 4 Bedrooms
- Sitting Room With Media Wall
- Cloakroom
- Garage Adapted Creating Salon/Office To The
- EPC Band B

Guide Price £465,000

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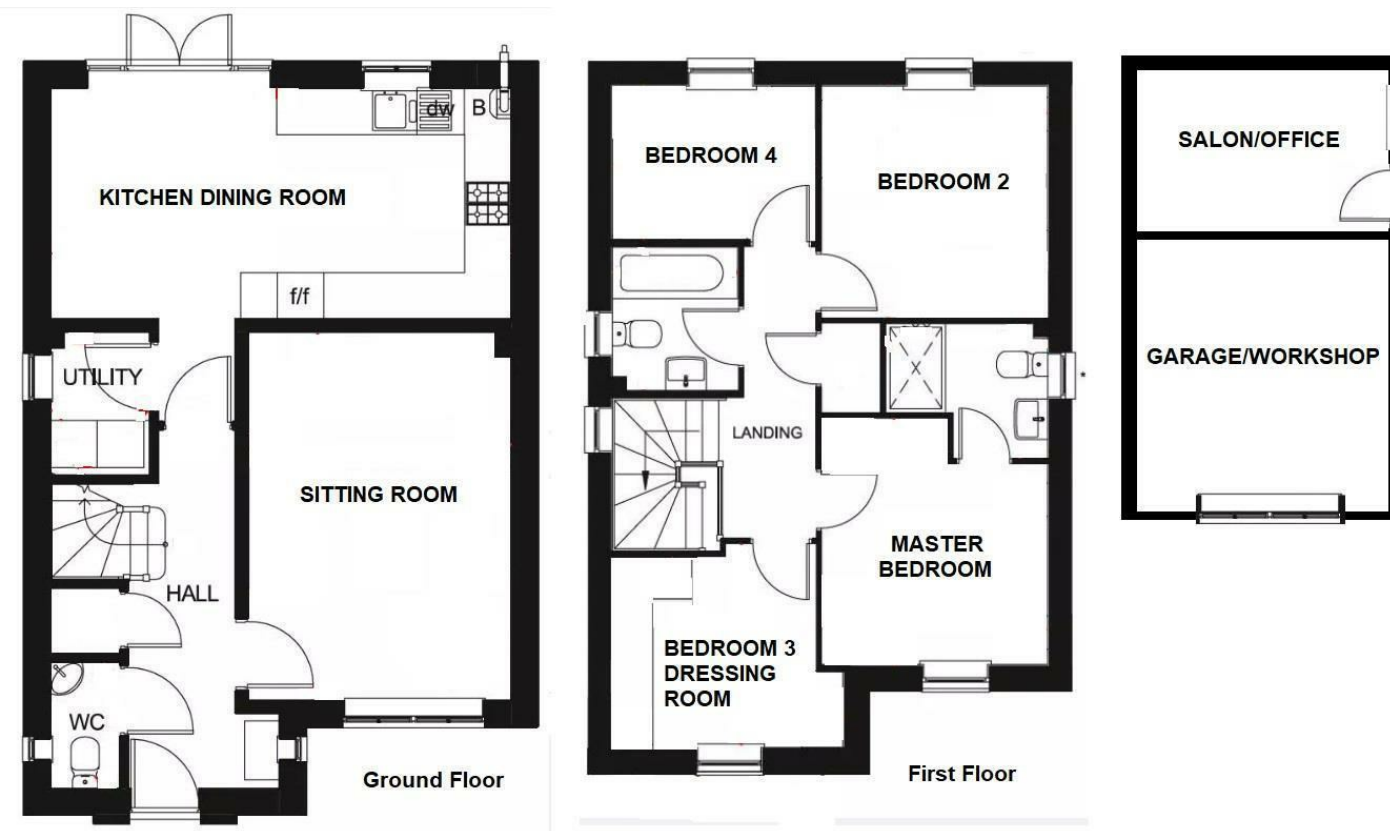
Clutterbuck Close, Leonard Stanley

DESCRIPTION

Hunters are delighted to offer this four bedroom detached house within this popular development built by Barratt Homes. This Kingsley design house is laid out over 2 floors and is ideal for families looking to upsize and the downsizer who wants that extra space for visitors. A welcoming hallway leads to a cloakroom and a sitting room with feature media wall. To the rear is the open-plan kitchen/dining room with many built in appliances. There is also a utility room with space for a washing machine and tumble dryer. To the first floor a master bedroom leads to an en-suite shower room. There are 3 further bedrooms one of which is laid out as a dressing room with fitted wardrobes. Not forgetting of course the main family bathroom. The rear garden has been landscaped with paving and grassed areas. The single garage has been cleverly adapted creating a shorter garage with storage above and an office/therapy room/salon to the rear with air conditioning/heating. The driveway will accommodate several cars.







ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

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.

1 John Street, Stroud, GL5 2HA
Tel: 01453 764912 Email: stroud@hunters.com www.hunters.com



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