



94 Kingshill Road, Dursley GL11 4EF

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Occupying a prominent elevated position on Kingshill Road with far reaching views towards Cam Peak, Long Down, and Downham Hill, this substantial Edwardian semi-detached property offers generously proportioned family accommodation. Presented in good decorative order, the property retains numerous original features, including restored fireplaces in all three bedrooms and the reception room, wooden sash windows with stained glass effects, and corniced ceilings. Equipped with gas fired central heating via a Vaillant combi boiler, the accommodation briefly comprises an entrance hall with original tiled flooring, an ample reception room and a well-appointed kitchen with an adjoining utility/breakfast room. On the first floor there are three good sized bedrooms and a family bathroom. Surrounding the property are attractive front and rear gardens, thoughtfully designed to include seating areas with lawns and shrub borders, while also affording the convenience of private off-road parking to the rear.

Kingshill Road is well positioned for access into the Town Centre of Dursley with its bustling shopping centre, Sainsbury's Supermarket, leisure centre/swimming pool, library, doctor's surgery and dentist. Rednock Secondary School is within walking distance and there are excellent primary schools nearby. For those commuting to the major cities of Bristol, Gloucester and Cheltenham the A38 and M5 motorway provide day to day travelling routes, together with the main line train station at Box Road, Cam; serving Bristol and London (Paddington) via Gloucester.

Guide Price £400,000





Entrance Porch

With part glazed wooden door leading to entrance hallway having original ceramic tiled floor and window to side.

Entrance Hallway

With hard wood door having frosted glass window, original ceramic tiled floor, covered radiator, built in storage, window to side and stairs leading to first floor landing.

Reception

27'1 x 11'5

This room has original wooden sash bay windows to the front, equipped with hand made wooden shutters that frame far-reaching views of Cam Peak, Long Down, and Downham Hill. Similarly, rear wooden sash windows provide glimpses of the private garden. The room retains its original fireplaces, architrave, dado rail with panelling below, radiator, ceiling lights, carpeting (concealing the original wood floor beneath), and a television port.

Kitchen

14' max x 9'3

Fitted with a range of Cherry wood veneered units with green tiled worktops, built in oven and gas hob unit with extractor hood above, exposed beams, spotlights, original wooden windows featuring stained glass effects, glazed display cabinet, stainless steel sink and drainer unit and radiator. Part glazed door leading to utility/breakfast room.

Utility/Breakfast Room

10'4 x 9'3

Maintains its current configuration, featuring plumbing for an automatic washing machine, space for an under-counter fridge/freezer, and a tumble dryer. Three stained glass windows, spotlights, a radiator, and a half-glazed wooden door granting access to the rear garden complete the space.

First Floor Landing

From the entrance hall stairs lead to first floor landing with two windows, access to boarded loft space which has ladder, power and light. There is potential to create a fourth bedroom in the loft (subject to necessary planning permissions).



Bedroom One

12' x 11'5

Having original sash windows with wooden shutters and views to front of Cam Peak, original fireplace, hard wood flooring, radiator, architrave and ceiling light.

Bedroom Two

12'1 x 11'5

Having original sash windows with views of garden, original fireplace, hard wood flooring and ceiling light.

Bedroom Three

9'4 x 7'5

Currently being used as a study with original sash window with views of garden, fireplace, ceiling light and radiator.

Bathroom

Features a bath with a shower unit above, complete with a glazed shower screen and three-and-a-half tiled walls. It also includes a wash hand basin, toilet, an original wooden sash window adorned with stained glass, and shelving.

Outside

The front is accessed via a garden gate with steps leading up to the entrance porch. The front garden has flower borders with a range of shrubs and bushes, and an area laid to lawn. There is side access to rear garden.

To the rear is a beautiful sun trap of a garden with an array of flowers and shrubs, lawn, hedges for privacy, two seating areas and a handcrafted arched wooden gate at the end of the brick-paved path, leading to the parking area and shed. There is lapsed planning permission for a garage.

Agents Note

A private lane is designated exclusively for the owners of Kingshill Road, facilitating access to the rear parking area and the property itself.



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. 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.

Ground Floor

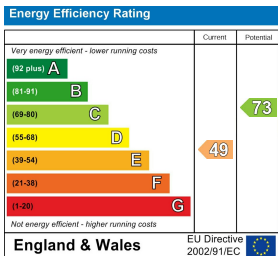
Approx. 55.8 sq. metres (600.6 sq. feet)



Total area: approx. 100.0 sq. metres (1076.8 sq. feet)

Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy. Plan produced using PlanUp.

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Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Dursley -

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