

HUNTERS[®]

HERE TO GET *you* THERE



60 Lambsdownne

Dursley, Gloucestershire, GL11 6PX

Guide Price £429,950



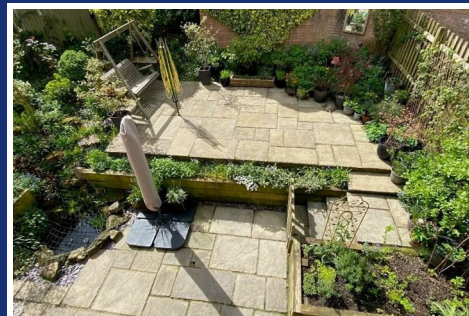
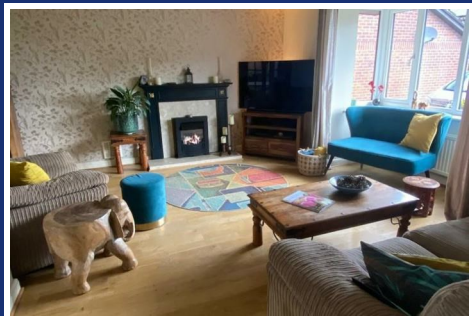
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Hunters are pleased to present to the market this four bedroomed detached family home in the popular Lambsdownne cul-de-sac. The property briefly comprises entrance hall with cloakroom, kitchen with utility, lounge and dining room leading out to the rear garden. On the first floor there are four bedrooms, en-suite to principal bedroom and there is a modern family bathroom with shower over bath. Outside the front garden is lawned with driveway leading to garage and an additional area of hard-standing. To the rear there is enclosed garden having a sunny South-West aspect. The property benefits from gas fired central heating and double glazed windows.

- Detached Family Home
 - Four Bedrooms
 - Two Reception Rooms
 - Kitchen & Utility
 - En-Suite & Family Bathroom
- Gas Fired Central Heating and Double Glazed
 - Enclosed Rear Garden
 - Garage & Driveway Parking

Entrance Hall

Front door leading to entrance hall with engineered Oak flooring and staircase leading to the first floor landing.

Cloakroom

With low level WC, wash hand basin, towel radiator and laminate flooring.

Lounge

16'09 into bay x 15'02 (5.11m into bay x 4.62m)
Having bay window to front, feature fireplace housing gas fire, engineered Oak flooring, ceiling light, radiator and glazed double doors leading to the dining room.

Kitchen

9'03 x 10'10 (2.82m x 3.30m)

Fitted with a range of eye and base level units with wood work surfaces over. Belfast sink with mixer tap, gas oven and gas hob with extractor over. Space for dishwasher, radiator, ceiling light, tiled flooring, window overlooking the rear garden and door leading to the utility.

Utility

8'06 x 8'04 (2.59m x 2.54m)

Having wall and base units with wood worktop over, stainless steel sink unit, space for fridge, boiler, plumbing for washing machine and space for tumble dryer. Radiator, ceiling light, door leading to the rear garden and window.

Dining Room

9'03 x 10'05 (2.82m x 3.18m)

With engineered Oak flooring, radiator, ceiling light, glazed double doors leading to the lounge and sliding patio doors leading to the rear garden.

First Floor Landing

From the entrance hall runs a staircase leading to the first floor landing. With access to part boarded roof space with ladder and light.

Bedroom One

9'03 x 11'03 max (2.82m x 3.43m max)

Having laminate flooring, UPVC double glazed window to rear and built-in storage cupboard.

En-suite

6'0 x 5'10 (1.83m x 1.78m)

Having WC, wash hand basin, shower and mirror.

Bedroom Two

8'07 x 12' (2.62m x 3.66m)

Having UPVC framed double glazed window, radiator and laminate flooring.

Bedroom Three

7'05 x 9'03 (2.26m x 2.82m)

Having built-in storage, UPVC framed double glazed window and laminate flooring.

Bedroom Four

6'05 x 9'04 (1.96m x 2.84m)

Having laminate flooring, radiator, ceiling light, UPVC framed double glazed window with views over the garden.

Family Bathroom

6' x 7'03 (1.83m x 2.21m)

Suite comprising WC, wash hand basin with built-in storage unit having mirror over, bath with shower over. Under floor heating, spotlights and UPVC framed double glazed frosted window.

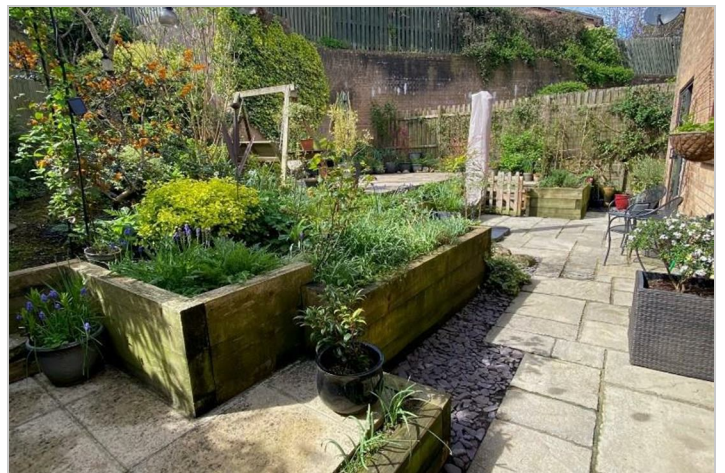
Outside

To the front the garden is laid to lawn with flowering shrub borders, outside cold water tap, driveway parking leading to garage and an additional area of hard-standing. The rear garden is South-West facing having a sunny aspect and is arranged over two levels, enclosed with high brick wall and wooden fencing. The garden is mostly paved having wooden sleeper borders with numerous shrubs, plants and bushes, fish pond, outside hot and cold water tap, ornamental tree and arch.

Garage

17'10 x 8'04 (5.44m x 2.54m)

Having up and over door, power and light. Rafter storage area and parking to front of garage.



Road Map



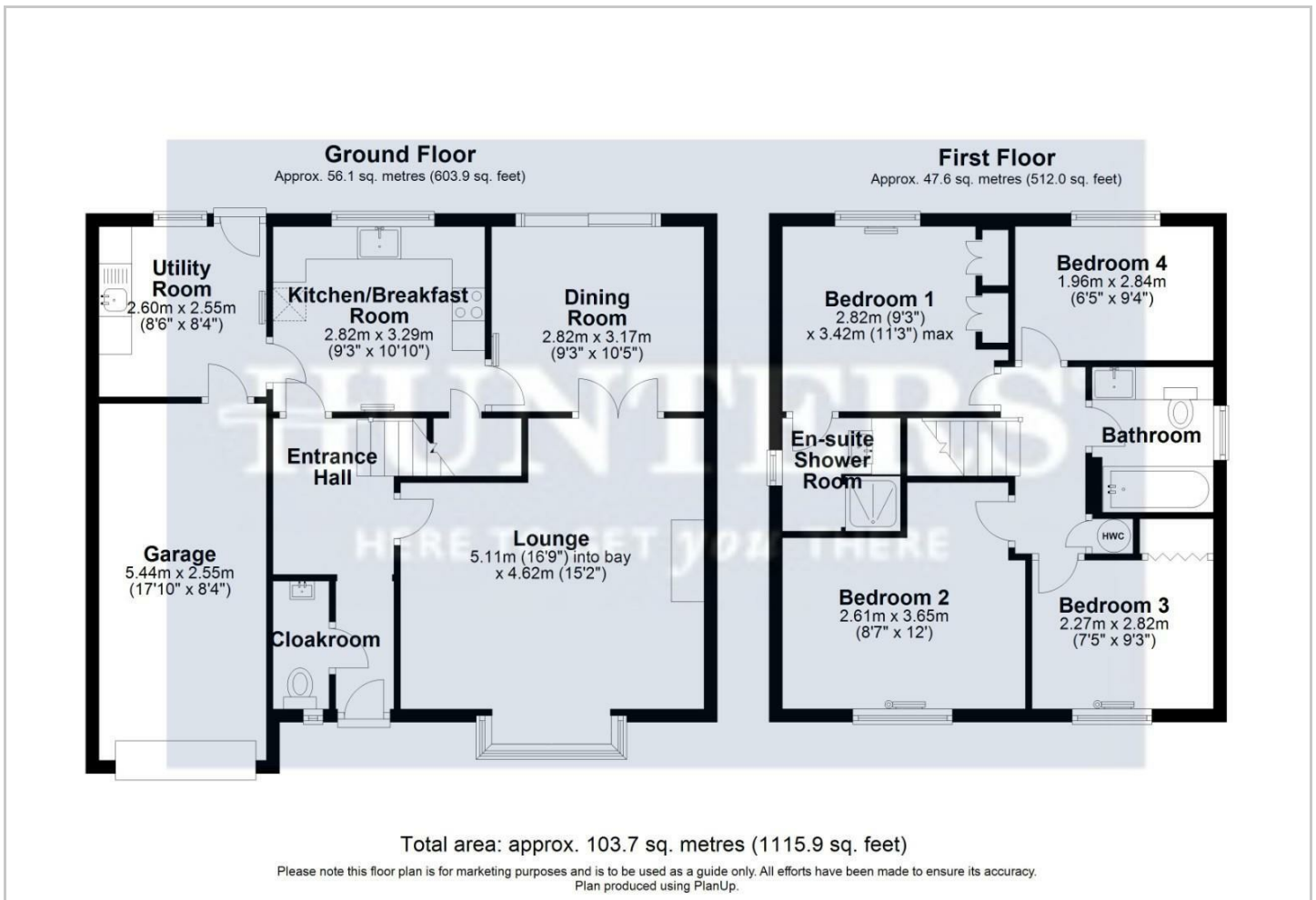
Hybrid Map



Terrain Map



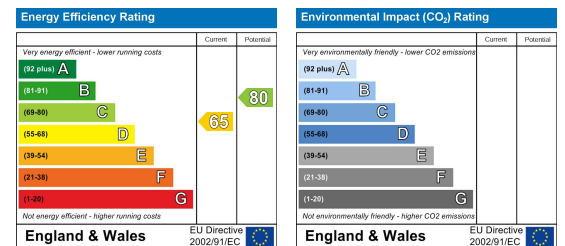
Floor Plan



Viewing

Please contact our Hunters Dursley Office on 01453 542 395 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.