



5 Bull Pitch, Dursley, Glos, GL11 4NG

Guide Price £425,000

**HUNTERS**<sup>®</sup>  
EXCLUSIVE



# 5 Bull Pitch, Dursley, Glos, GL11 4NG

**Guide Price £425,000**

GUIDE PRICE £425,000 - £450,000

Lovingly restored by the current sellers, we are delighted to offer for sale this extended town house within walking distance of the market town. Beautifully presented throughout, the accommodation is arranged over three floors, with an original floor entrance hallway greeting you on the ground floor, a downstairs cloakroom, and entrance to the lounge with feature fireplace. Kitchen to the rear leading through to the dining room and separate utility room. On the first floor there are two double bedrooms and modern shower room. Stairs leading to the second floor reveal a further two double bedrooms and modern bathroom.

Bull Pitch is only a few minutes walk from the bustling town centre of Dursley with its day to day retailers, Sainsbury's Supermarket, leisure centre/swimming pool, doctors and library. The area is surrounded by scenic Cotswold countryside with lovely walks and rides including along Stinchcombe Hill's scenic golf course. Access to the major centres of Bristol, Gloucester and Cheltenham are excellent via the A38 and M5 motorway network with a mainline train station at Box Road, Cam; serving Bristol and London (Paddington) via Gloucester.





### Entrance

Bespoke handmade front door and side screens with double glazing leading to entrance hallway with original quarry tiled patterned floor and understairs storage. With an inner hallway with a door leading to the rear garden.

### Downstairs WC

With wc and wash hand basin, radiator and mirror cabinet.

### Kitchen

15'1 x 11'1

Stylish kitchen with shaker style wall and base units with hard wood worktops, range cooker with extractor fan over, plumbing and space for dishwasher and space for fridge freezer. Stainless steel sink and drainer, breakfast bar with panelled radiator, large PVC double glazed window, wood flooring and central ceiling light.

### Dining Room

12'5 x 7'5

Having double doors leading to garden, wood flooring, two sky lights, panelled radiator and central ceiling light.



### Utility Room

7'11 x 7'5

Having base units with curved laminate worktops over, stainless steel sink and drainer, plumbing and space for wash machine and tumble dryer, extractor fan, laminate flooring, panelled radiator and PVC double door leading to garden.

### Lounge

15'1 x 12'11

With hard wood flooring, woodburner, panelled radiator, large PVC double glazed window and central ceiling light.

### Principal Bedroom

15'1 x 12'

Having carpets, Worcester Bosch combination boiler, PVC double glazed window, panelled radiator and central ceiling light.

### Bedroom Two

15' x 12'

Having wood flooring, PVC double glazed window, panelled radiator and central ceiling light.



### **Shower Room**

Walk in shower with glass shower screen, frosted glass window, wc, basin with storage, extractor fan and mirror cabinet.

### **Bedroom Three**

*15'1 x 13'4*

Having carpets with PVC double glazed window, panelled radiator and central ceiling light.

### **Bedroom Four**

*15'1 x 11'2*

Having carpets with PVC double glazed window, panelled radiator and central ceiling light.

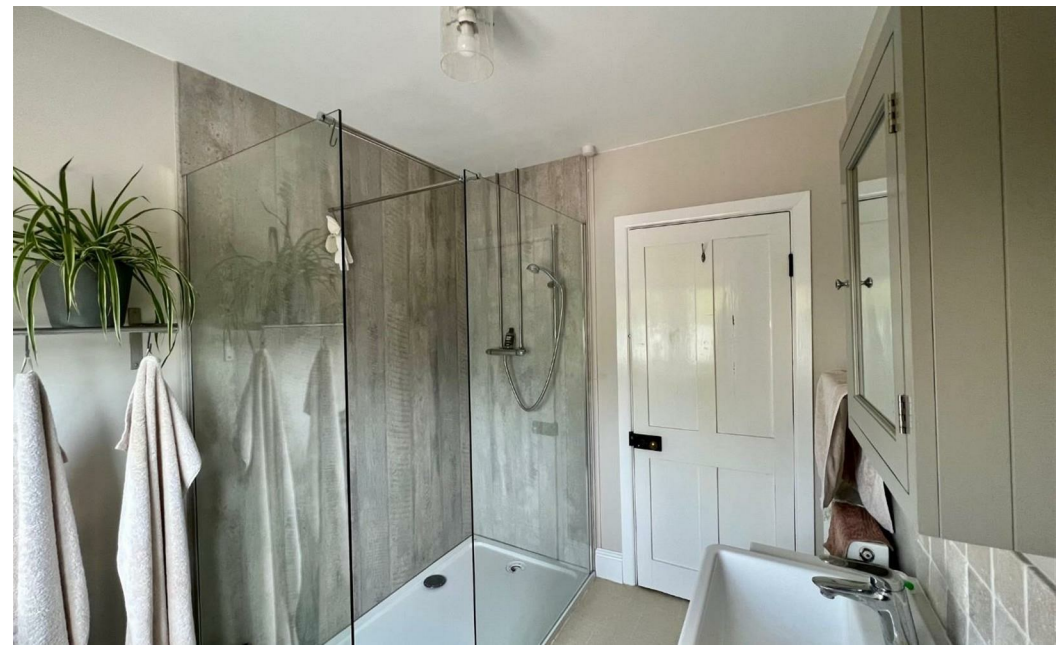
### **Family Bathroom**

With wood flooring, free standing bath, wc, basin, Velux window and ceiling light.



### **Outside**

Patio garden with wall and fence boundaries, insulated workshop with electricity, outside tap and power outlet. Rear gate leading to driveway for two vehicles with security lights.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>65</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**DISCLAIMER**

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.

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Total area: approx. 167.4 sq. metres (1802.1 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.

### **Viewing Arrangements**

Strictly by prior appointment only through the agent Hunters  
01453 542 395 | Website: [www.hunters.com](http://www.hunters.com)

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