

HUNTERS®

HERE TO GET *you* THERE



Ogwen, 12a Fortfields

Dursley, GL11 4JZ

£530,000



Council Tax: C



12A Fortfields

Dursley, GL11 4JZ

Guide Price £530,000



A beautiful, detached family home, located in an elevated position close to Dursley Town Centre enjoying fabulous views of Cam Peak and the Cotswold escarpment. We proudly offer for sale this attractive four bedroom house with bespoke kitchen and bathrooms. Originally a bungalow, the current owner has extended and fully refurbished this home to an excellent standard. The property briefly comprises of the following; bespoke kitchen with centre island and integrated appliances, separate lounge and study, utility room with access to rear courtyard and garage. On the first floor there are four bedrooms, including three doubles with ensuite shower room to the principal bedroom, family bathroom and loft access on landing. Further benefits including off street parking and landscaped front garden.

Dursley Town Centre is within easy reach and offers day to day retailers including Sainsburys supermarket, doctors, dentists, cafes, public houses and a leisure centre/swimming pool. The area offers access to many walks and riding trails being set within beautiful countryside. For those needing to commute the A38 and M5 motorway network provides links to the larger centres of Gloucester, Bristol and Cheltenham and there is a mainline train station at Box Road, Cam for commuting to London Paddington via Gloucester.

- **Detached Family Home**
- **Entrance Hall & Cloakroom**
- **Bespoke Kitchen/Dining/Family Room**
- **Four Bedrooms**
- **Landscaped Front and Rear Gardens**

- **Fabulous Views**
- **Study**
- **Lounge**
- **Bathroom & En-Suite**
- **Off Street Parking**

Entrance Hallway

With staircase leading to the first floor landing having under stairs storage, wood effect laminate flooring and spotlights.

Cloakroom

With WC and wash hand basin.

Lounge

10'9" x 9'10" (3.30m x 3.02m)

Having double glazed UPVC framed windows to front aspect, ceiling light, radiator and carpets.

Kitchen/Dining/Family Room

27'1" x 12'9" (8.28m x 3.89m)

Fitted kitchen having wall and base units with hardwood worktops over, built-in microwave, built-in

oven, space for fridge/freezer, sink and drainer with tiled splash backs. Breakfast bar with built-in storage cupboards having hardwood worktop and gas hob with extractor over, cupboards under. Spotlights, ceiling lights, radiators, sliding doors leading to the rear garden, wood effect laminate flooring and dual aspect windows.

Utility Room

7'3" x 5'8" (2.21m x 1.75m)

Having built in base units with cupboards and worktop space over. Stainless steel sink unit with single drainer, space and plumbing for washing machine, tiled flooring, extractor fan, ceiling light, UPVC door with double glazed unit leading to the garden.

Tel: 01453 542 395

Study

9'10" x 7'4" (3.00m x 2.26m)

Having UPVC framed double glazed window, radiator, ceiling light and carpet.

First Floor Landing

From the entrance hallway runs a staircase leading to the first floor landing with Velux window, eaves storage, carpet and ceiling light.

Bedroom One

16'6" x 12'9" (5.05m x 3.91m)

Having Juliet balcony, UPVC framed double glazed windows, ceiling light and carpet.

En-Suite Shower Room

Suite comprising WC, wash hand basin and walk-in shower. Towel rail, tiled walls and flooring and extractor fan.

Bedroom Two

13'1" x 10'4" (3.99m x 3.15m)

Having UPVC framed double glazed windows.

Bedroom Three

11'1" x 10'0" (3.40m x 3.07m)

Having UPVC framed double glazed window, ceiling light, radiator and carpet.

Bedroom Four

9'1" x 4'11" (2.79m x 1.52m)

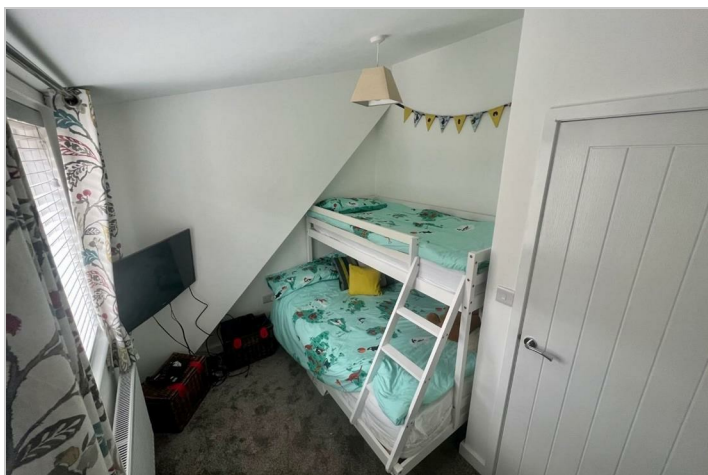
Having UPVC framed double glazed window, ceiling light and radiator.

Bathroom

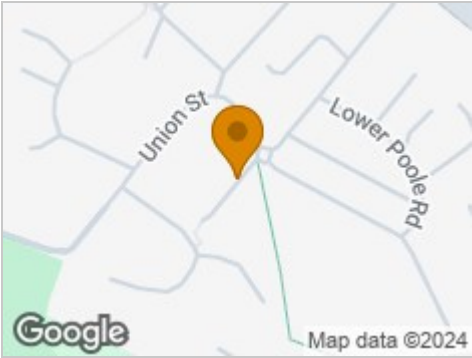
Suite comprising WC, wash hand basin and bath with shower over. UPVC framed double glazed frosted window, spotlights and tiled flooring.

Garage

With power and light.



Road Map



Hybrid Map



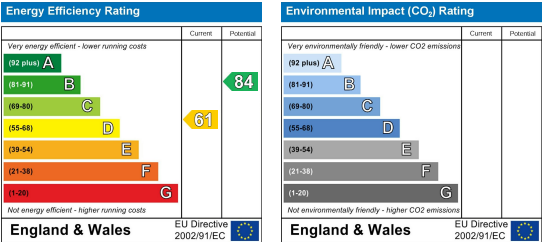
Terrain Map



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.