

# HUNTERS<sup>®</sup>

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## Greenacre, Rosebery Road

Dursley, GL11 4PT

Offers In The Region Of £450,000



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Council Tax: E



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### Entrance Porch

With part glazed door with matching side windows leading to entrance hall.

### Entrance Hall

With doors to living room and dining room.

### Living Room

15' x 10'10 (4.57m x 3.30m)

With double glazed bay window to front, feature fireplace, wall lights and ceiling light.

### Dining Room

10'9 x 9'8 (3.28m x 2.95m)

Double glazed bay window to front, radiator.

### Kitchen

14'2 x 8'10 (4.32m x 2.69m)

Fitted with modern wall and base units with laminate worktop surfaces over, space for tall fridge/freezer, space for gas cooker, integrated dishwasher, stainless steel sink and drainer unit, radiator, tiled floor, splash-back, two double glazed windows, door leading into conservatory.

### Conservatory

9' x 7'11 (2.74m x 2.41m)

With double glazed windows and French doors leading to patio area, electric heating, tiled flooring.

### Bathroom

Fitted with a white suite comprising panelled bath with shower mixer tap, separate shower cubicle with mixer rainfall shower head, WC, wash hand basin, heated towel rail, two double glazed frosted windows to rear, part tiled walls and flooring.

### Bedroom One

12'5 x 10'2 (3.78m x 3.10m)

Double glazed window to front, radiator.

### Bedroom Two

10'11 x 8'11 (3.33m x 2.72m)

Double glazed window to rear, radiator.

### Inner Hall

9'11 x 7'2 (3.02m x 2.18m)

Double glazed window to rear, radiator, space and plumbing for washing machine and space for vented tumble drier, stairs leading to first floor landing.

### Bedroom Three

15'5 x 10'3 (4.70m x 3.12m)

Having eaves storage, two radiators, double glazed door with matching window to decked terrace overlooking gardens.

### Bedroom Four

Velux window, radiator, door to eaves storage area, airing cupboard containing boiler and further eaves storage area.

### Shower Room

9'2 x 6'4 (2.79m x 1.93m)

Shower cubicle with electric shower, WC, pedestal wash hand basin, radiator, Velux window, inset ceiling spotlights, fully tiled walls.

### Outside

The property enjoys a generous wrap-around garden with patio seating areas, lawns, shrub borders, trees, gravelled flower border, hedge boundaries and workshop/shed.

To the rear of the property is a hard-standing parking area with gate and dropped curb access suitable for caravan/large vehicle

A driveway leads to the front of the property with double garage and carport.

### Double Garage

17'8" x 19'0" (5.4m x 5.8m)

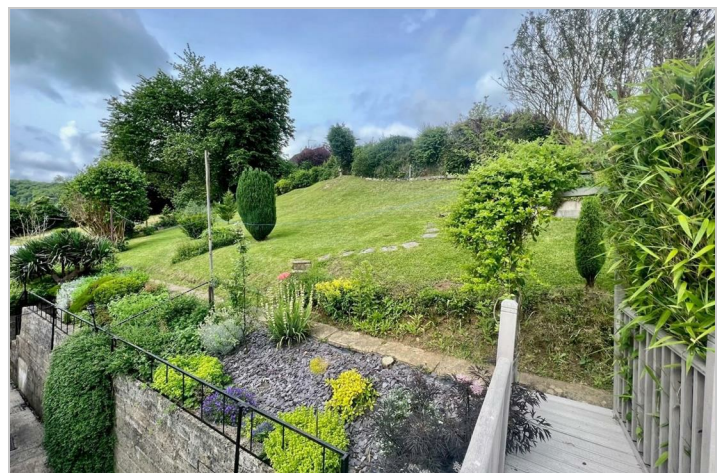
With up and over doors, power and light and adjoining carport (5m x 2.4m (16'4" x 7'10")). With an inspection pit to the left hand side.

Welcome to Greenacre, a charming detached property which has been updated by the current owners. The property has two spacious reception rooms, both with bay windows to front, updated modern kitchen and conservatory. There are four generous bedrooms, one with access onto a decked terrace overlooking the gardens, family bathroom and shower room.

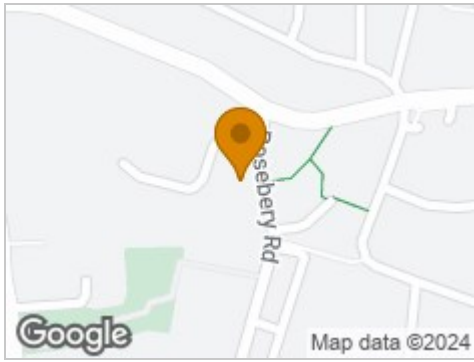
Greenacre sits in a generous plot, approaching a third of an acre, with lovely wrap-around gardens and benefits from driveway, double garage with adjoining carport and separate hard-standing parking area to the rear.

Rosebery Road is conveniently located for the Town Centre of Dursley with all its amenities including day to day retailers, Sainsburys Supermarket, leisure centre/swimming pool, Rednock Secondary and excellent Primary schools. Communications to the larger centres of Bristol, Gloucester and Cheltenham can be easily accessed via the A38 and M5 motorway networks and a train station at Box Road, Cam serving Bristol and London (Paddington) via Gloucester.

- Detached Property
- Two Ground Floor Bedrooms
- Two First Floor Bedrooms; One Giving Access to Terrace
- Modern Kitchen
- Living Room, Dining Room & Conservatory
- Ground Floor Bathroom
- First Floor Shower Room
- Wrap-Around Gardens
- Worskshop/Shed
- Driveway Parking, Double Garage and Carport



## Road Map



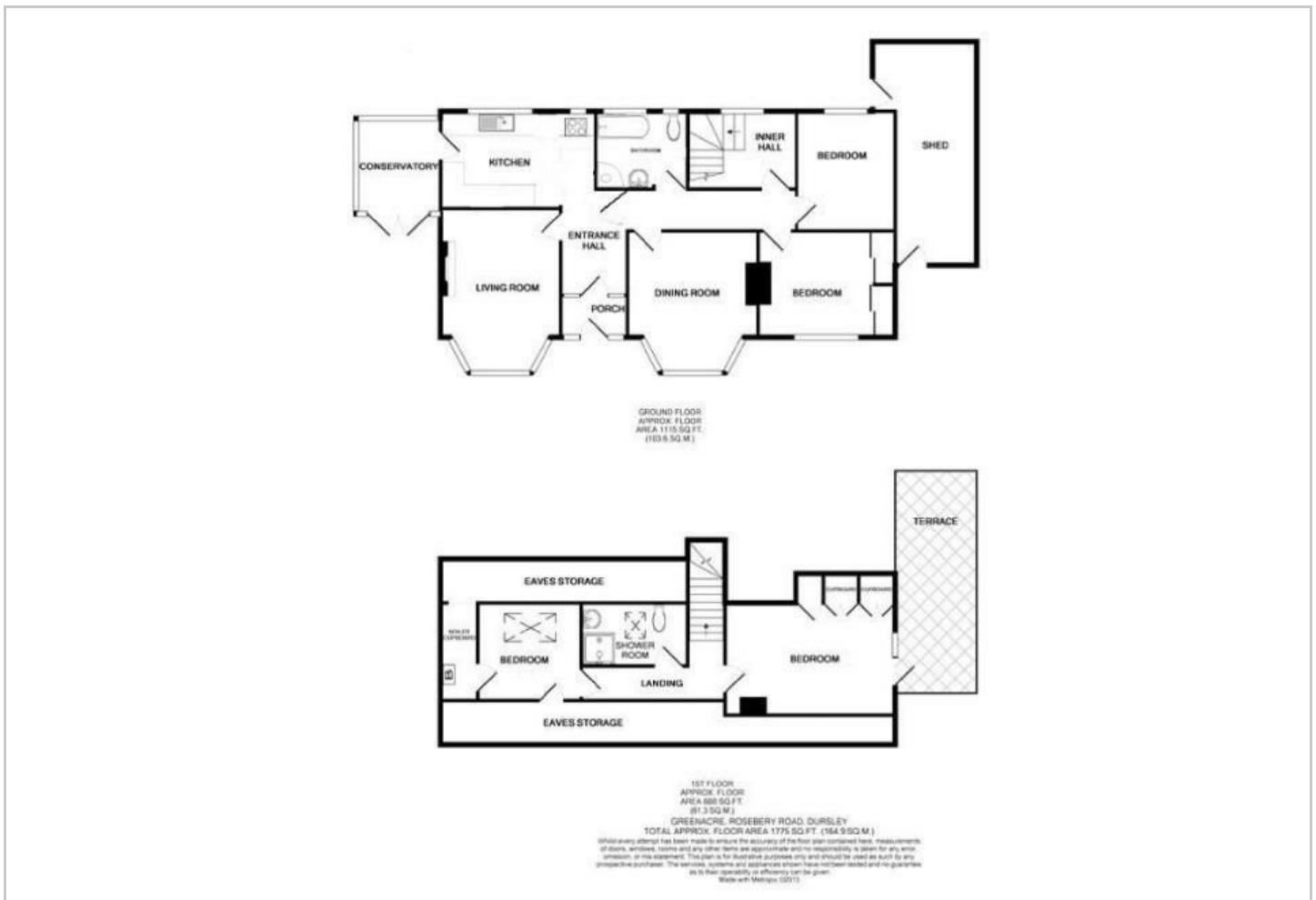
## Hybrid Map



## Terrain Map



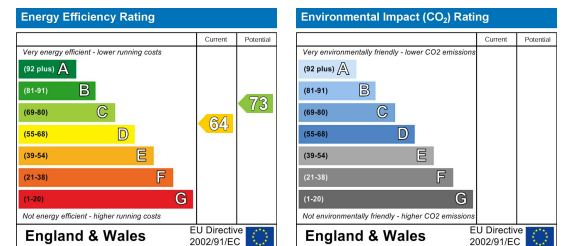
## Floor Plan



## 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.