



30 Kingshill Park, Dursley GL11 4DF

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EXCLUSIVE





## 30 Kingshill Park, Dursley GL11 4DF

Beautifully presented semi detached house offering good size family accommodation, extended by the current owners the property comprises of entrance hallway with downstairs cloakroom, sitting room with feature fireplace, open plan kitchen/dining/family room to the rear offering great family space, separate utility room and on the first floor from the landing an area offering space for an office area, bathroom and three bedrooms with bedroom one having ensuite shower room. Off road parking to the front with access leading to the rear enclosed garden with patio, lawn and separate outside annexe.

Kingshill Park is within level walking distance of Kingshill shops and easily accessible to the town of Dursley with its bustling shopping centre, Sainsburys supermarket, cafes, eateries and sports centre/swimming pool. Rednock Secondary School is within five minutes walk and the town itself is excellent for commuting to the larger centres of Bristol, Gloucester and Cheltenham via the A38 and M5 motorway network. There is also a mainline train station at Box Road, Cam; serving Bristol and London (Paddington) via Gloucester.

**Asking Price £450,000**







**ENTRANCE HALL**

Front door to extended entrance hallway with radiator, double glazed window to front, cupboard with Worcester Boiler and Cylinder and useful under stairs storage cupboard.

**CLOAKROOM**

With low level WC, wash hand basin with mixer tap and double glazed window.

**SITTING ROOM**

With bay window to front having double glazed units and fitted shutters, radiator and feature fireplace.

**KITCHEN/DINING ROOM/FAMILY ROOM**

Extended giving a wonderful open plan kitchen/dining/family room with underfloor heating throughout. Extensive range of fitted units with worktop surfaces, one and half bowl sink unit with mixer tap and drainer, fitted dishwasher, space for fridge/freezer, range cooker with extractor hood over, Island giving breakfast bar area, fitted units and wine cooler fridge. Air Raid Shelter, Bi folding doors leading onto the garden, velux windows giving more natural light, feature fireplace in the family room area and inset spotlights.

**UTILITY ROOM**

With fitted units, space for washing machine and tumble dryer, double glazed window and door leading to outside.

**FIRST FLOOR LANDING**

From the entrance hall there is a staircase to first floor landing with loft access, double glazed window to side leading to an area offering space for working from home with double glazed window to front and inset spotlights.

**BEDROOM ONE**

Extended room with double glazed windows, inset spotlights , radiator and door leading to;

**ENSUITE SHOWER ROOM**

Fully tiled shower cubicle, low flush wc, wash hand basin with mixer tap and fitted unit under, heated towel rail, frosted double glazed window and inset spotlights.

**BEDROOM TWO**

With double glazed bay window to the front with fitted shutters, fitted cupboard with shelving and radiator.

**BEDROOM THREE**

With double glazed window overlooking rear gardens and radiator.



#### **BATHROOM**

Panelled bath with shower over and screen, low flush wc, wash hand basin with mixer tap, heated towel rail and tiled floor.

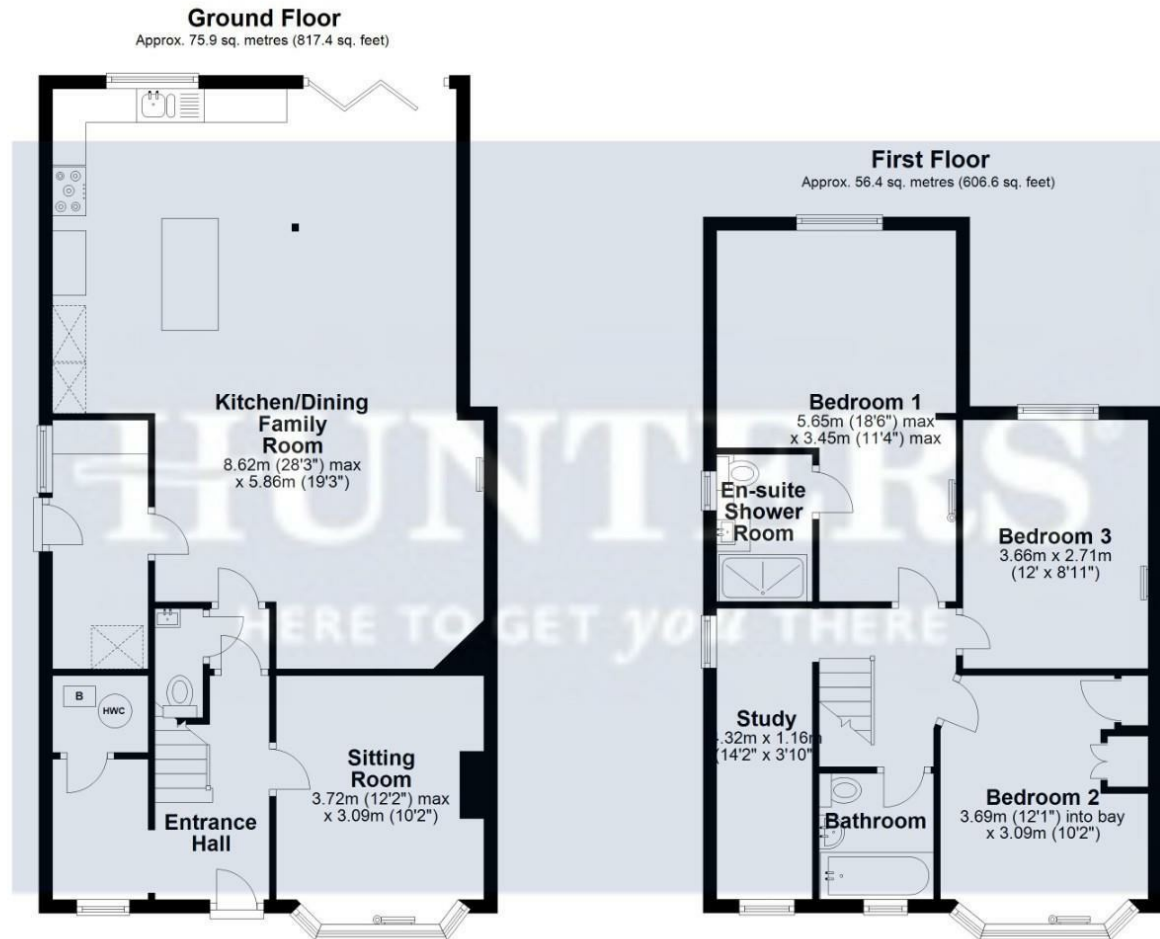
#### **OUTSIDE**

To the front hardstanding offering off road parking, side gate leading to the rear with outside tap, beautifully landscaped rear gardens with patio areas, pergola, lawn and path leading to outside annexe offering versatile roles currently entertaining space with fitted units and worktop surfaces, sink with mixer tap, breakfast bar, power and light with French doors and windows, door leading into shower room with fully tiled shower cubicle and low flush wc with inset sink unit.





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.



Total area: approx. 132.3 sq. metres (1423.9 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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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>67</b>	<b>76</b>
England & Wales	EU Directive 2002/91/EC

**Viewing Arrangements**

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

01453 542 395 <https://www.hunters.com>

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