

# HUNTERS®

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## 5 Tynning Crescent

Slimbridge, GL2 7DE

Guide Price £400,000



Council Tax: B



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## Entrance

Via front door into a generous entrance hallway with tiled flooring, fireplace with woodburning stove, staircase leading to first floor landing, door leading to garage at front of the property and inset ceiling spotlights.

## Living Room

With laminate flooring, radiator, window to front, ceiling light and alcove ceiling spotlights.

## Kitchen/Dining Room

Fitted with modern blue units comprising base and wall cupboards with quartz worktops over, inset sink and drainer, tiled splashback, space for range cooker with cooker hood over, space for American style fridge/freezer, integrated dishwasher, breakfast bar, bi-fold doors leading to gardens, window to rear, velux window, tiled flooring, underfloor heating, radiator and inset ceiling spotlights,

## Cloakroom/Utility

Having laminate flooring, WC, wash hand basin, space and plumbing for washing machine and dryer and inset ceiling spotlights.

## First Floor Landing

From the entrance hall stairs lead to first floor landing with ceiling light and ladder access to part boarded loft space with power and light.

## Bedroom One

With window to rear, radiator, walk-in wardrobe, ceiling light, and door to ensuite shower room.

## Ensuite Shower Room

Having tiled flooring, shower cubicle, vanity unit with WC and wash hand basin, spotlights, chrome towel radiator and frosted window.

## Bedroom Two

With window, radiator, built-in storage and ceiling light.

## Bedroom Three

With window, radiator and ceiling light.

## Bedroom Four

With window, radiator and ceiling light.

## Bathroom

Fitted with a white suite comprising jacuzzi bath, vanity unit with wash hand basin and WC, tiled flooring, part tiled walls, wall mounted circular illuminated mirror, wall mounted TV unit and frosted window.

## Outside

To the front is a large gravelled driveway leading to garage.

The rear garden is mainly laid to lawn with fence boundaries, shrub borders and having a large decked area accessed from the kitchen/dining room suitable for outside entertaining.

## Garage

21'10 x 8'3 (6.65m x 2.51m)

The front garage has an up and over door, power and light and can be accessed via courtesy door from entrance hallway.

## Garage/Gym

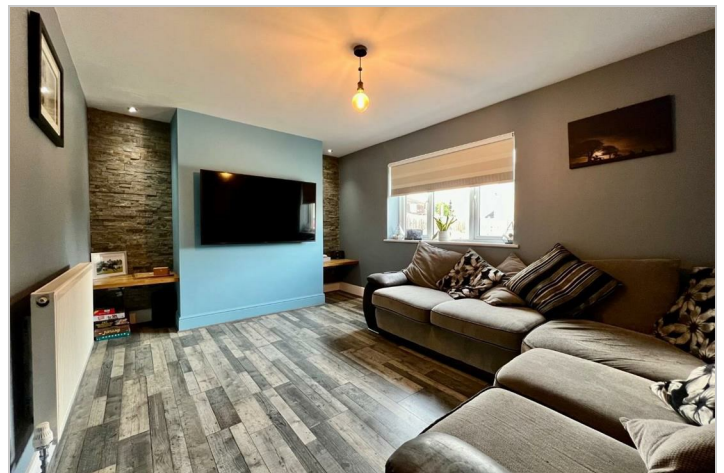
16'4 x 6'11 (4.98m x 2.11m)

The rear garage benefits from electric heating, lighting and French doors to front and rear.

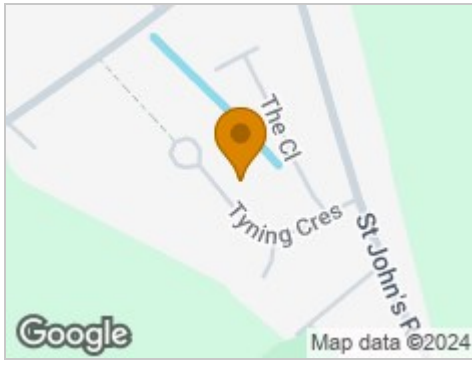
A rare opportunity to purchase this extended four bedroom family home within a desirable village location. Beautifully presented throughout the property offers a stunning kitchen/dining area with modern shaker style units, quartz worktops and bi-flooding doors leading to the private garden. To the front of the house is a separate living room, a spacious hallway with woodburner, utility room and two garages with both front and side access which completes the ground floor accommodation. On the first floor there are four bedrooms, with ensuite shower room and walk-in wardrobe to the principle bedroom, along with a refurbished family bathroom with wall mounted TV and jacuzzi style bath. Further benefits include boarded loft, under stairs storage and driveway for multiple vehicles.

The village of Slimbridge is centered around the parish church, primary school, village hall and community store, and is famous for Sir Peter Scott's Wildfowl and Wetlands Trust with its superb collection of birds from all over the world. The nearby village of Cam has a Tesco's supermarket and day to day retailers whilst the town of Dursley (4 miles approx.) has a full range of amenities with supermarket, day to day retailers, pubs, cafes and leisure centre/swimming pool. The A38 and M5 motorway enable daily commuting to the larger centres of Bristol, Gloucester and Cheltenham and there is a mainline train station (2.5 miles approx.) at Box Road, Cam serving Bristol and London (Paddington) via Gloucester.

- Semi-Detached House
- Beautiful Kitchen/Diner
- Village Location
- Ensuite Shower Room To Principle Bedroom
- Second Garage/Gym
- Double Storey Extension
- Off Street Parking And Garage
- Seperate Lounge
- Family Bathroom
- Boarded Loft With Potential To Convert (Subject to the necessary planning consents)



## Road Map



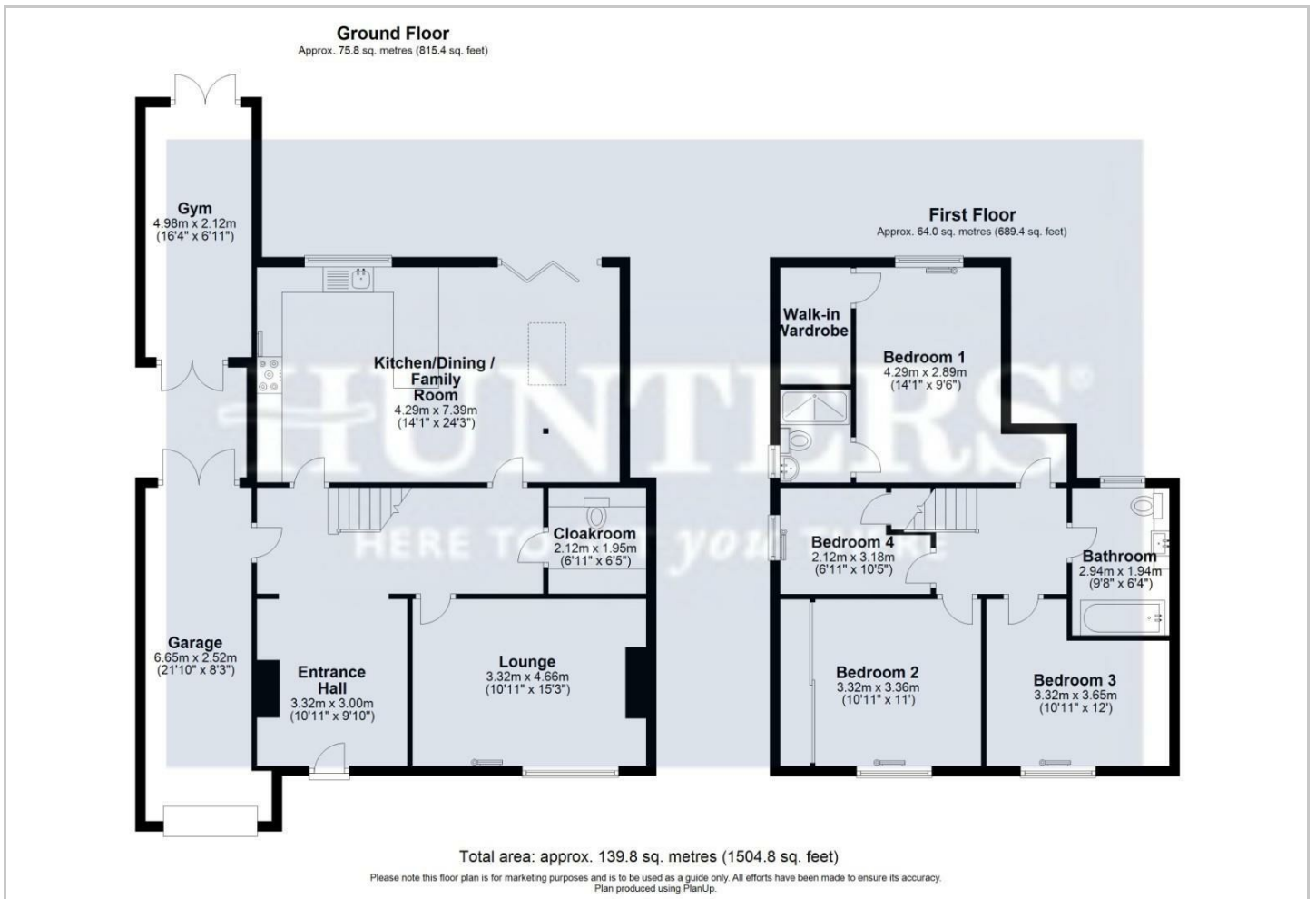
## Hybrid Map



## Terrain Map



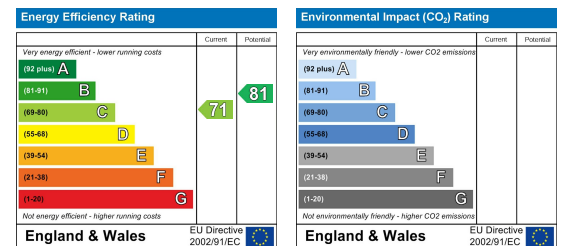
## Floor Plan



## 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.

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