

HUNTERS[®]

HERE TO GET *you* THERE



58 Springfields

Dursley, GL11 6PL

Guide Price £289,950



Council Tax:



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A well presented and deceptively spacious three bedroomed family home situated within easy reach of Cam Village and Dursley amenities. This property has been extended and extensively modernised offering a 19ft living room with French doors opening out on to the rear south facing garden, separate dining room and contemporary styled kitchen breakfast room fully fitted with integrated Neff and AEG appliances. On the first floor there are three generous bedrooms and modern family bathroom with walk in shower. With gas fired central heating and double glazing this home offers ready to move into accommodation. Outside the rear gardens are well tended to incorporate a secluded patio seating area and raised garden mainly laid to lawn with flower and shrub border and having access to the adjoining playing field. To the front there is a double width block paved driveway providing ample parking and access to a partial garage store.

Springfields is well positioned for access into the bustling town of Dursley and Cam Village both with a good range of day to day shopping, schooling and recreational facilities and supermarkets. There are excellent walks and rides locally with the newly opened Leaf and Ground providing a restaurant, cafe, garden centre and recreational facility.

- **Extended Terraced Home in Cul-de-Sac Location**
 - **Spacious Lounge and Dining Room**
 - **Utility and Cloakroom**
 - **Paved Driveway Parking for Several Cars**
 - **Viewing Essential**
- **Three Generous Bedrooms**
 - **Contemporary Kitchen/Breakfast Room**
 - **Modern Bathroom with Bath and Walk-in Shower**
 - **Partial Garage**

COUNCIL TAX BAND - C

ENTRANCE PORCH

Window and door, tiled flooring, meter box and access to useful storage cupboard which links in to the front garage store.

ENTRANCE HALL

With panelled radiator, under stair storage space and staircase leading to the first floor landing.

LIVING ROOM

19'3" x 10'7" (5.87 x 3.23)

A spacious light and airy room with window to the front aspect, French doors opening out onto the rear patio area, vertical ladder radiator and separate panelled radiator.

KITCHEN BREAKFAST ROOM

15'8" x 9'0" (4.78 x 2.74)

An open plan room with window over looking the rear garden,

tiled flooring and sky light. The kitchen is of a contemporary design comprising a comprehensive range of wall base and drawer units with peninsular breakfast bar with granite effect work top surfaces and up stands. Integrated one and a half bowl composite sink and drainer unit, full height integral fridge, Neff oven and microwave oven and grill, AEG ceramic electric hob with cooker hood over and dish washer.

REAR LOBBY

With tiled flooring and door giving access to the rear garden.

DINING ROOM

11'4" x 7'11" (3.45 x 2.41)

Formally part of the garage this room offers an area for family dining or useful office space with wooden flooring, panelled radiator and inset ceiling lights.

Tel: 01453 542 395

UTILITY ROOM

10'7" x 5'0" (3.23 x 1.52)

With tiled flooring, sky light and range of wall and base units with work top surfaces over, space and plumbing for automatic washing machine, tumbler dryer and standing space for fridge freezer.

CLOAKROOM

With window to the rear aspect, panelled radiator, tiled flooring, wall mounted wash hand basin and WC.

FIRST FLOOR LANDING

Giving access to the three bedrooms and family bathroom and to the loft space which is insulated with loft ladder. There is also a useful double cupboard housing Worcester Bosch combination boiler.

MAIN BEDROOM

12'2" x 11'8" narr to 9'8" (3.71 x 3.56 narr to 2.95)

A spacious room with window to the front aspect, panelled radiator, built in sliding door wardrobe with one mirror panel and additional built in storage cupboard.

BEDROOM TWO

11'7" x 8'4" (3.53 x 2.54)

With window to the front aspect, panelled radiator and built in cupboard with shelf space.

BEDROOM THREE

10'9" x 7'8" exc Wardrobe (3.28 x 2.34 exc Wardrobe)

With window to the rear aspect, panelled radiator and built in wardrobes with over head storage space.

FAMILY BATHROOM

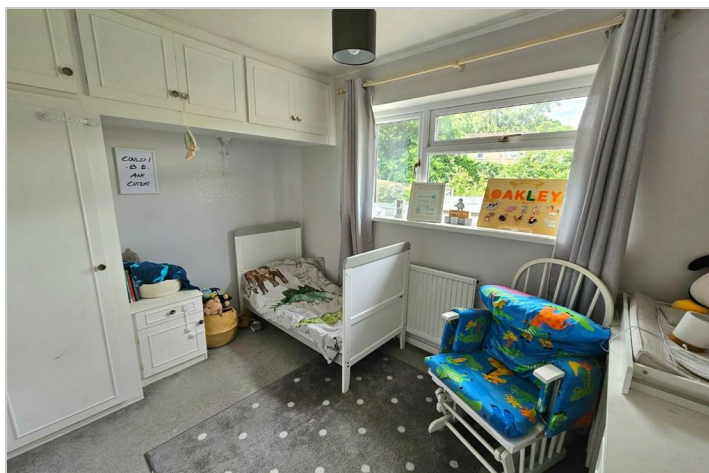
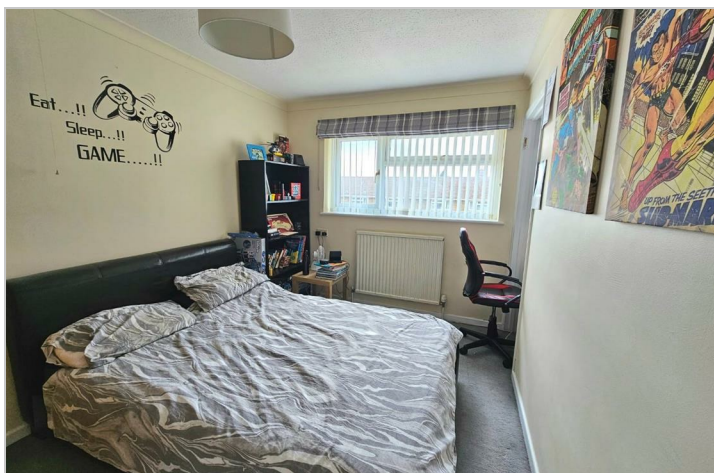
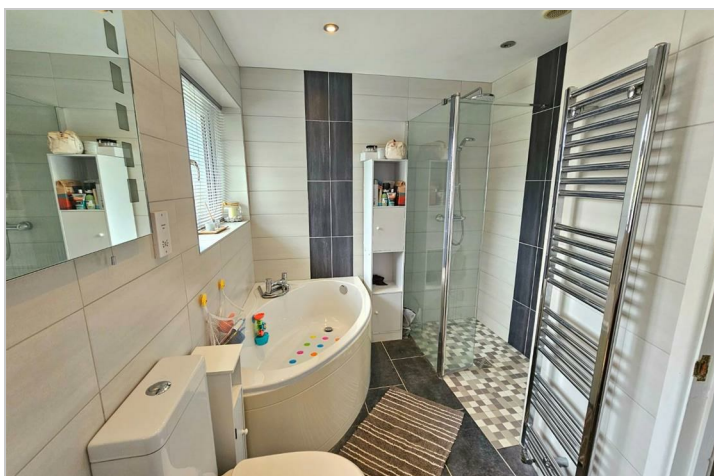
A contemporary fitted bathroom suite, fully tiled with corner panelled bath and shower attachment, walk in double shower with dual shower heads and fitted mains shower. Low level WC and vanity wash hand basin with vanity illuminated mirror over and shaver point. Inset ceiling lights, expel air extractor fan, ladder heated towel rail and two windows to the rear aspect.

OUTSIDE REAR

The rear garden is enclosed by fence and walled boundaries offering a degree of privacy and benefiting from having a south facing aspect. There is an enclosed patio area with wall boundary and steps to a raised garden mainly laid to lawn with flower and shrub border. With outside store shed, tap, lighting and pedestrian gated access to a neighbouring playing field.

OUTSIDE FRONT

The property is set back with a wide block paved driveway offering ample parking. Flower and shrub border. Access to the garage store with a metal up and over door, power and light.



Road Map



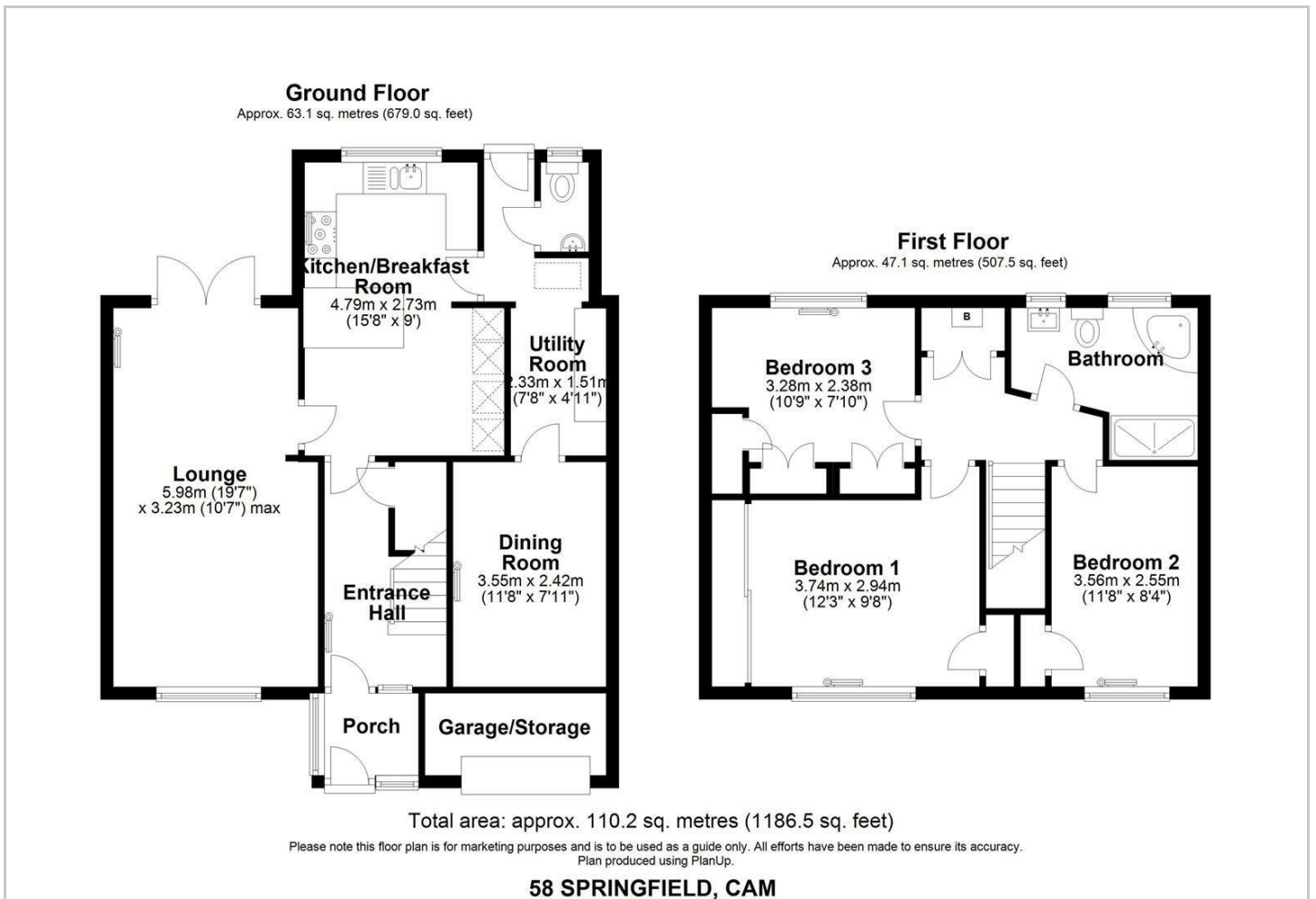
Hybrid Map



Terrain Map



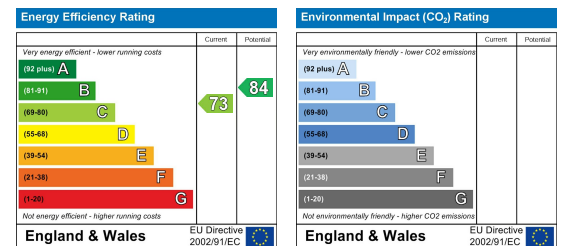
Floor Plan



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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