

HUNTERS[®]

HERE TO GET *you* THERE



2 Downham View

Dursley, GL11 5GB

Guide Price £450,000



Council Tax: E



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Entrance Hall

Via part glazed door, stairs to first floor landing, wood balustrade, wood flooring, understairs storage cupboard, doors to:

Study

Window to front aspect, radiator, wood flooring.

Cloakroom

Window, radiator, wash hand basin, wc, tiled flooring, part tiled ornate walls.

Lounge

Bi-fold doors to conservatory, vertical radiator, feature fireplace with gas fire on hearth.

Kitchen/Breakfast Room

Window to front aspect, radiator, tiled flooring, radiator, range of wall and base units with granite work-surfaces over, Rangemaster gas oven (free standing), integrated dishwasher, tiled splash-back, integrated fridge/freezer, larder unit with pull out shelving, inset sink, door to:

Conservatory

Tiled flooring with underfloor heating with control panel, glazed roof, French doors to garden, exposed brickwork.

First Floor Landing

From the entrance hall stairs lead to first floor landing with access to loft space, airing cupboard with Worcester boiler, doors to:

Bedroom One

Window to front aspect, radiator, range of wardrobes, door to:

Ensuite

Window to front aspect, chrome towel radiator, wash hand basin, wc, shower cubicle with rainfall shower and hand held shower attachment, tiled walls, tiled flooring.

Bedroom Two

Window to rear aspect, fitted wardrobes, radiator.

Bathroom

Window, wc, pedestal wash hand basin, bath with rainfall shower, chrome towel radiator, tiled walls, tiled flooring.

Bedroom Three

Window to rear aspect, laminate flooring, radiator.

Bedroom Four

Window to front aspect, radiator, fitted wardrobes.

Outside Rear

Patio area with path to front with gate. Steps with low stone walling to lawned area with flower borders, stepping stones lead to the double garage with path to rear.

Double Garage

16'6" x 16'11" (5.05 x 5.18)

With personal door from garden, two electric roller doors, power and light, overhead storage area.

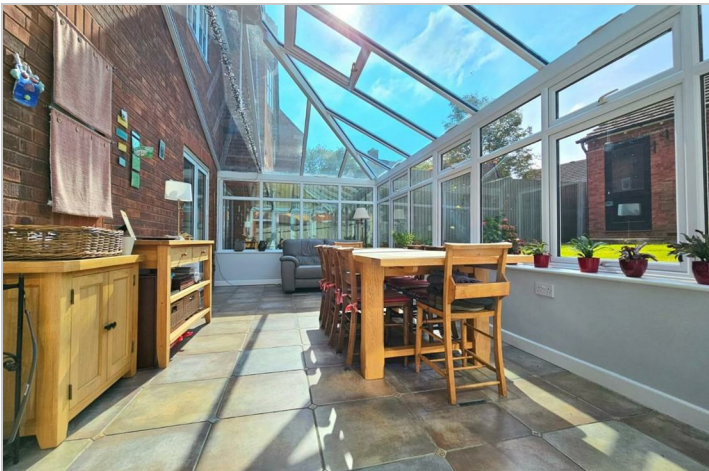
Outside Front

Path leading to front door with flower border and steps leading up to side access.

Found on the sought after Downham View development on the outskirts of the market town of Dursley, this spacious family home has been well maintained by the current vendor. As you enter the property you are met by an entrance hallway with access to the study overlooking the front of the property, downstairs cloakroom, lounge with bi-fold doors which lead into the lovely conservatory with glass roof with underfloor heating and French doors leading into the garden. A door leads to the well proportioned kitchen/breakfast room with Rangemaster free-standing oven and granite work-surfaces. The first floor has a landing area which leads to four double bedrooms the main bedroom having an en-suite shower room and a further family bathroom. Outside the property has a pretty frontage with path to front door and side access to the rear garden. The rear garden is well established with a lower patio area with stone walling and steps leading to the lawned area with flower borders and stepping stones leading down the garden to the double garage. The generous double garage has two electric rollers doors with over-head storage and personal door to garden. There is also parking in front of the garage for two cars. Offered for sale with no onward chain.

Situated close to the Uley Road, Downham view is a short drive from the bustling Town Centre of Dursley with its full range of shopping, recreational and schooling facilities, doctors, dentists, cafes and leisure centre/swimming pool. The A38 and M5 motorway provide daily commuting routes to the larger cities of Bristol, Gloucester and Cheltenham and there is a mainline train station at Box Road, Cam serving Bristol and London (Paddington) via Gloucester.

- Select Development on the outskirts of Dursley
 - Four Bedrooms, Main En-Suite
- Lounge and Conservatory with French Doors to Garden
 - Well Tended Rear Garden
 - No Onward Chain
- Spacious Family Home
 - Entrance Hallway, Cloakroom and Study
 - Generous Kitchen/Breakfast Room
- Double Garage and Parking



Road Map



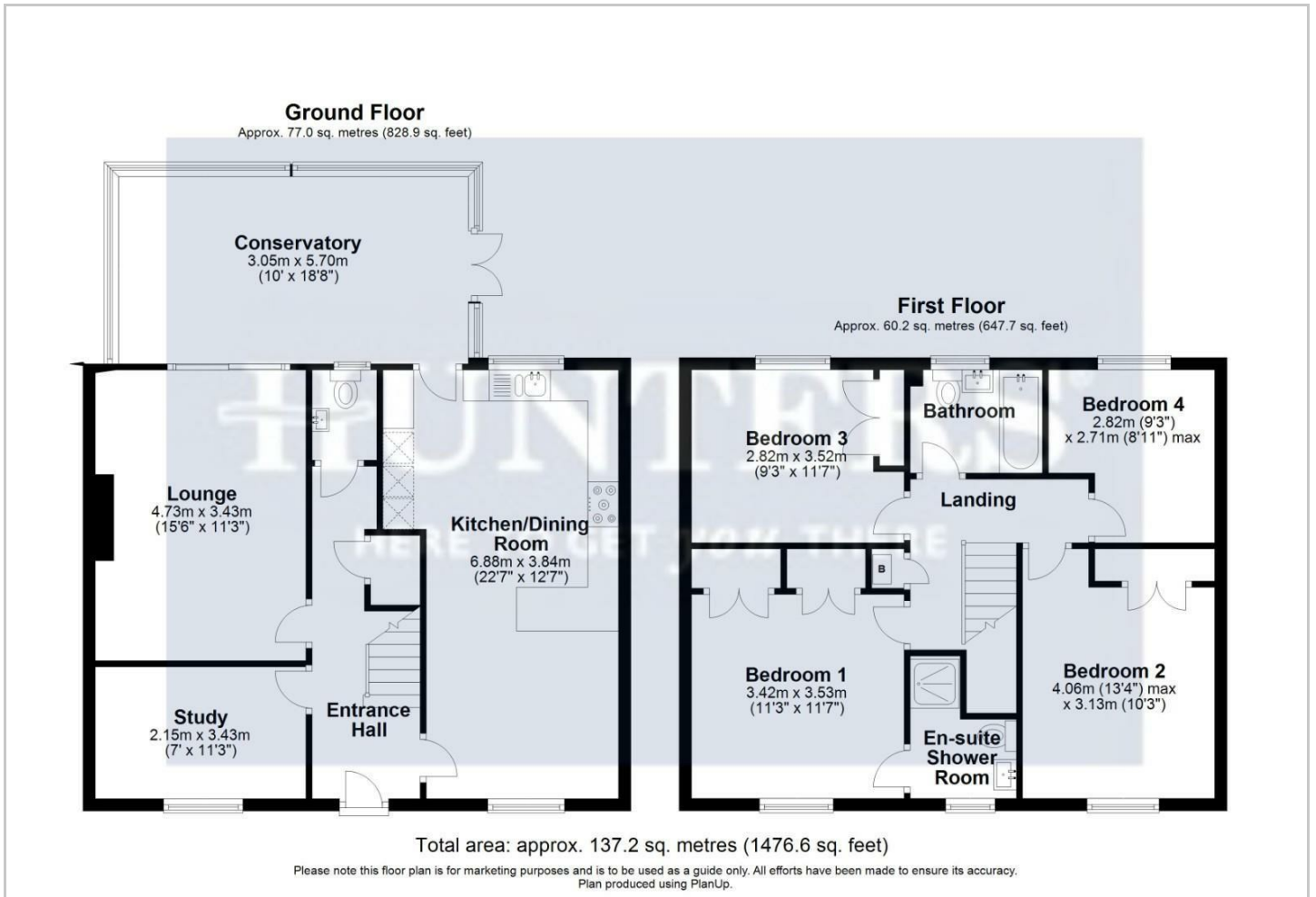
Hybrid Map



Terrain Map



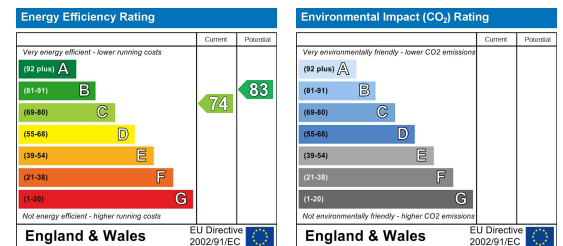
Floor Plan



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.