



HUNTERS[®]
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59 Orchard Leaze, Dursley, GL11 6HY

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£480,000

Owned by the current vendor for over 30 years, and arranged over four floors, this extremely deceptive, split level detached family home is found tucked away at the head of a popular location in the village of Cam. On entering the property you are met by a spacious hallway giving access to the study and bedroom. Stairs lead down to the lounge with French doors leading to the side garden with a further window with a lovely view which in turn leads to the dining room. The kitchen is also found on this level with a good range of wall and base units with breakfast bar. A door takes you to the useful utility room giving access to the rear garden. Half stairs lead to the basement level which has two handy storage areas with power and light, one having a useful cloakroom. From the entrance hallway half stairs lead to the main bedroom with fabulous views with a range of fitted bedroom furniture. There is a further double bedroom with separate cloakroom and bathroom with double shower cubicle on this level. A further half stairs lead to a landing area giving access to a further bedroom.

Outside the property is accessed via double five bar gates with paved driveway parking for several cars leading to the carport, found to the side of the property. The generous gardens extend to all sides of the property with an abundance of established trees, plants and shrubs, water feature and various seating areas to enjoy the day. There is also a good size garden shed included in the sale. The property has excellent scope to extend, subject to the necessary consents.

Shopping, schooling and recreational facilities can be found at Cam Village and Dursley Town Centre including Tesco Supermarket, Sainsbury's Supermarket, leisure centre/swimming pool, library, doctors, dentists and Rednock Secondary School. The A38 and M5 motorway networks provide excellent commuting routes to the larger centres of Bristol, Gloucester and Cheltenham. There is a main line train station at Box Road

Hunters Dursley 18 Parsonage Street, Dursley, GL11 4EA | 01453 542 395
dursley@hunters.com | www.hunters.com

Orchard Leaze, Dursley, GL11

Approximate Area = 1444 sq ft / 134.1 sq m

Garage = 128 sq ft / 11.8 sq m

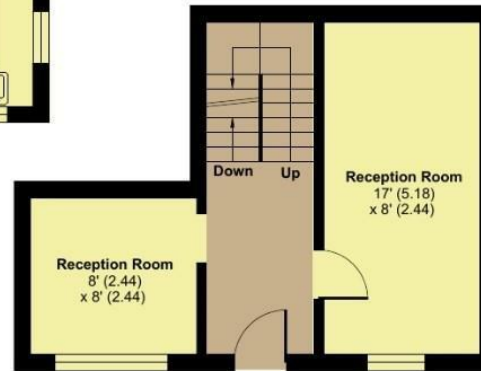
Outbuilding = 57 sq ft / 5.2 sq m

Total = 1629 sq ft / 151.1 sq m

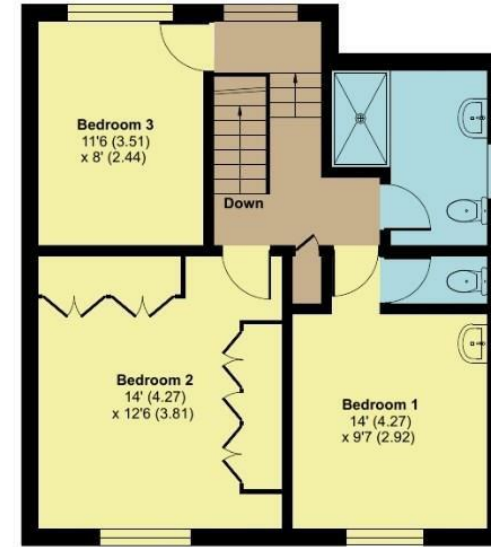
For identification only - Not to scale



LOWER GROUND FLOOR
APPROX FLOOR
AREA 28.7 SQ M
(310 SQ FT)



GROUND FLOOR
APPROX FLOOR
AREA 28.7 SQ M
(310 SQ FT)

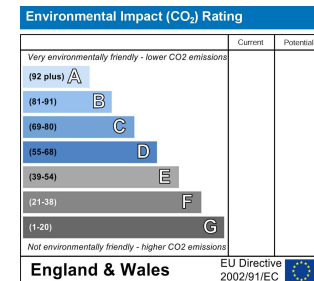
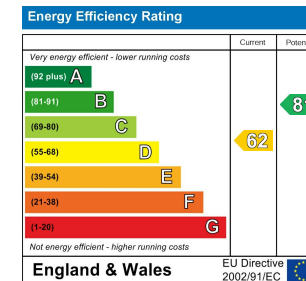


FIRST FLOOR
APPROX FLOOR
AREA 53.6 SQ M
(577 SQ FT)



**Certified
Property
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2024. Produced for Hunters Property Group. REF: 1198463



First Floor Accommodation

Entrance Hall

Via glazed door with glazed side panels, stairs to reception rooms and bedrooms, doors to;

Bedroom/Study

Window to rear aspect, radiator, shelving.

Bedroom

Window to front aspect, radiator, built-in cabinets.

Ground Floor Hallway

With radiator, doors to:

Kitchen/Breakfast Room

Window to side aspect, range of wall and base units with wood work-surfaces, one and a half bowl sink unit with mixer tap, five ring gas hob, serving hatch, extractor fan, high level oven and grill/oven, floor heater in plinth, door to:

Utility Room

Dual aspect windows, door to garden, space for washing machine, tumble dryer, and dishwasher, stainless steel double sink unit and mixer tap, shelving.

Lounge

French doors to side garden, radiator, picture window overlooking rear garden with lovely views, feature fireplace with gas fire on hearth, opening to:

Dining Room

Window to side aspect, picture window overlooking rear garden with views, hatch to kitchen.

Half Stairs to

Basement hallway with radiator, doors to:

Basement One

Shelving and cupboards, power and light, door to:

Cloakroom

Having WC (with sani-pump), wash hand basin, extractor fan.

Basement/Cellar Two

Bench with vice, shelving, wooden drawers, power and light.

Second Floor Landing

Stairs to third floor, airing cupboard with Worcester boiler, doors to:

Bedroom

Window to rear aspect with beautiful views, range of fitted wardrobes, further range of mirror fronted wardrobes, dressing table.

Bedroom/Guest Room

Window to rear aspect with views, radiator, range of fitted bedroom furniture, vanity sink with unit below, door to:

Cloakroom

WC, extractor fan.

Bathroom

Window to side aspect, units with wash hand basin and WC with shelving above, heated towel rail, double shower cubicle with rainfall shower and hand-held shower attachment, part-tiled walls, extractor fan.

Third Floor Landing Area

Window to front aspect, doors to:

Bedroom


Window to front aspect, radiator.

Outside

Accessed via double five bar gate leading to the paved driveway parking area with car-port to side, abundance of plants and shrubs with conifers, steps lead to a side gate which in turn leads to a path leading to the area of

side garden and onto the pretty rear garden. There is a generous area of garden found to the front with a lawned area, abundance of mature plants and good size garden shed. The side garden also has an outside storage area with raised patio with far reaching views, this leads to the main rear garden with a raised terrace to enjoy the view, lawned area, feature water fall pond. A path leads from the property down the garden to a further area of garden with compost area.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C	62	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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.









