



Riverside Bungalow, Dursley GL11 5DW

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Nestled away down a single track lane, Riverside is a stunning detached bungalow set within approximately 5.5 acres of paddocks and gardens surrounded by beautiful countryside. The River Cam runs directly through the property attracting wildlife all year round. The property is well proportioned throughout offering over 1500 square foot of accommodation, including a modern kitchen dining area, separate lounge with wood burner, three double bedrooms with ensuite to principle bedroom and family bathroom. Alongside the bungalow there is a large driveway with ample parking and there is a double length garage with a useful utility room. There are well kept gardens with various outbuildings, stores and sheds.

The property is situated a stones throw away from Cam and Dursley railway station and the area is well served by the A38 and M5 motorway with the larger centres of Gloucester, Cheltenham and Bristol being within easy reach. There is a wide range of day to day shopping facilities available at nearby Cam with its Tesco supermarket and Dursley town with a Sainsburys supermarket and a good range of day to day shopping outlets and leisure centre/swimming pool and local golf courses.

Offers In Excess Of
£800,000





Location

The property is situated within 5 minutes of Box Road railway station and the area is well served by the A38 and M5 motorway with the larger centres of Gloucester, Cheltenham and Bristol being within easy reach. There is a wide range of day to day shopping facilities available at nearby Cam with its Tesco supermarket and Dursley town with a Sainsburys supermarket and a good range of day to day shopping outlets and leisure centre/swimming pool and local golf courses.

Entrance Hallway

Front door leading to a spacious entrance hallway with built-in cloaks cupboard and large built-in cupboard. There is access to an insulated and boarded roof space with retractable loft ladder.

Lounge

19'10" x 12'10"

With attractive fireplace and inset woodburning stove, double glazed windows, panelled radiator and oak stripped floor.

Kitchen/Dining Room

24'1" x 14'4"

Beautifully fitted with a tiled floor the kitchen area and a lantern roof flooding

light into the room, an excellent range of base units incorporating worktop surfaces with drawers and cupboards under, matching wall storage cupboards, inset single drainer one and a half bowled enamelled sink unit with mixer tap. Having an integrated stainless steel oven and four ringed hob unit with cooker hood over, plumbing for an automatic washing machine and dishwasher in concealed cupboards, cupboard housing Worcester Bosch LPG gas fired boiler supplying central heating and domestic hot water circulation, LED downlighters, two double glazed window and door leading to the utility room.

Dining area with a tall radiator, LED downlighters, TV aerial point, wired for surround sound and double glazed French doors leading onto the landscaped rear gardens.

Bedroom One

With dressing area having built-in double wardrobes, two panelled radiators, two double glazed windows, front and side, downlighters and door leading to the en-suite shower room.

En-Suite Shower Room

With walk-in fully tiled shower area with thermostatically controlled shower unit and glazed screen, vanity wash hand basin and WC, ladder towel



radiator, double glazed window to the side, bathroom downlights and electric extractor fan.

Bedroom Two

11' x 10'10"

With a panelled radiator, double glazed window to the side and LED downlighter.

Bedroom Three

11' x 8'11"

With panelled radiator, double glazed window to the front and LED downlighters.

Bathroom

Having a P-shaped bath with shower unit over and glazed shower screen, pedestal wash hand basin and low level WC, fully ceramic tiled walls, bathroom LED downlighters, chrome ladder radiator, electric air extractor fan and double glazed window to the side.

Garage

24'2" x 10'7"

With electrically operated roller door, double glazed window to the side and



three Velux roof light windows, power, light, roof storage area and built-in workbench with power points.

Utility Room

10'7" x 6'

Having a stainless steel sink unit, fitted base units and tall shelved cupboard, plumbing for an automatic washing machine, ceramic tiled floor, LED downlighters and double glazed windows to the rear and side.

Outside

The property is approached via two five barred gates with driveways to either side of the property, one leading to an extensive parking and turning area. The bungalow has private garden areas to the front and rear with landscaped, graveled area and patio, numerous shrubs, bushes, ornamental trees including olive, magnolia, buddleia, palms and mature beech trees. There are outside water supplies and power points and various stores and workshops.

Agent Notes

We understand the property has it's own septic tank, gas tank and is connected to main water.

There is a public footpath that runs through the boundary of the property.

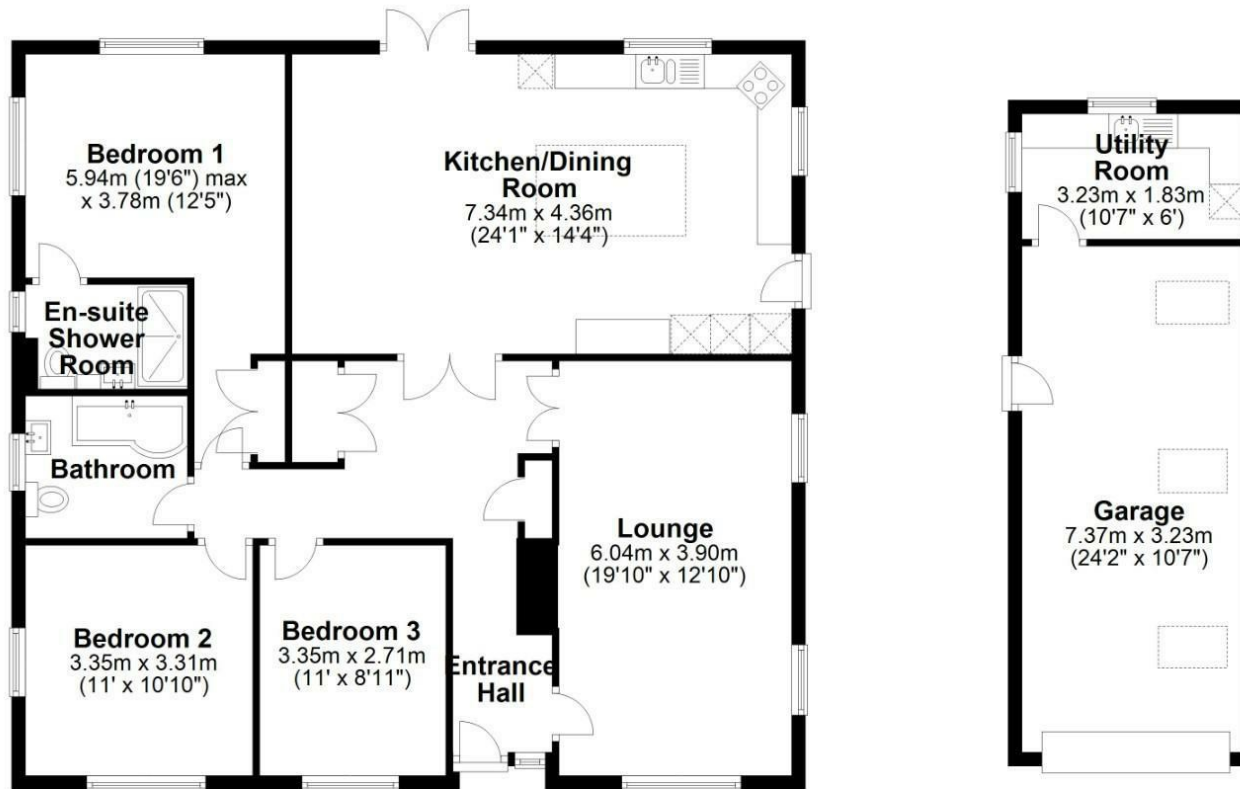


- Individual Detached Bungalow Set in a Rural Location
- Kitchen/Dining Room & Utility
- Lounge With Woodburner
- Three Bedrooms
- Bathroom & Shower Room
- Delightful Rural Setting
- Wonderful Gardens
- 24' Garage

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.

Ground Floor

Approx. 146.9 sq. metres (1581.3 sq. feet)



Total area: approx. 146.9 sq. metres (1581.3 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.

Riverside Bungalow, Halmore Lane, Cam, Dursley

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	71
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
58	
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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