

HUNTERS®

HERE TO GET *you* THERE



14 Blackwells

Woodmancote, Dursley, GL11 4BG

Guide Price £375,000



Council Tax: D



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Entrance Hallway

Via part glazed door to entrance hallway with stairs leading to first floor landing.

Cloakroom

WC and wash hand basin, frosted window, radiator.

Sitting Room

Window to front aspect, radiator, feature fireplace and opening to dining room.

Dining Room

French doors to garden, radiator and door to;

Kitchen

Fitted with a range of base and wall units with work-surfaces over. Sink unit and drainer unit, built in oven and gas hob with extractor over, space for dishwasher, window to rear and door to side.

Garage

Having up and over door power and light and door leading to;

Utility Room

Having wall and base units, plumbing for washing machine, space for fridge/freezer, window and door to rear.

First Floor Landing

From the entrance hall stairs lead to first floor landing with airing cupboard, access to loft space and doors to;

Bedroom One

Window to front aspect, radiator, built-in wardrobes and door to;

Ensuite

WC, wash hand basin, shower cubicle, tiled flooring and chrome towel rail.

Bedroom Two

Two windows to front aspect and window to rear, built-in wardrobes, radiator.

Bedroom Three

Window to rear aspect, radiator.

Family Shower Room

WC, wash hand basin, corner shower cubicle, radiator, window to rear aspect.

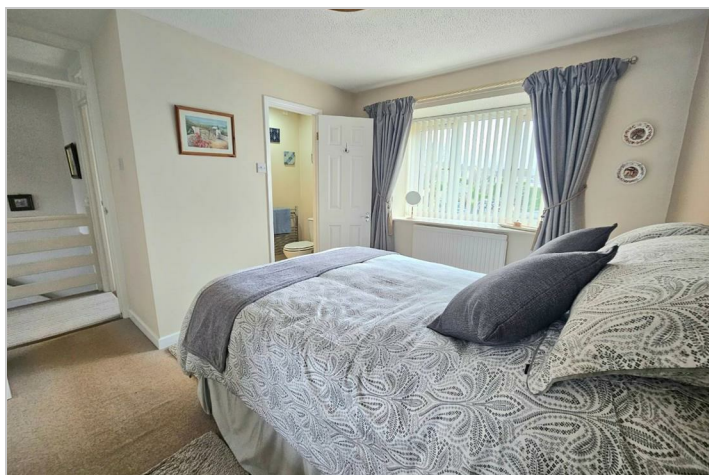
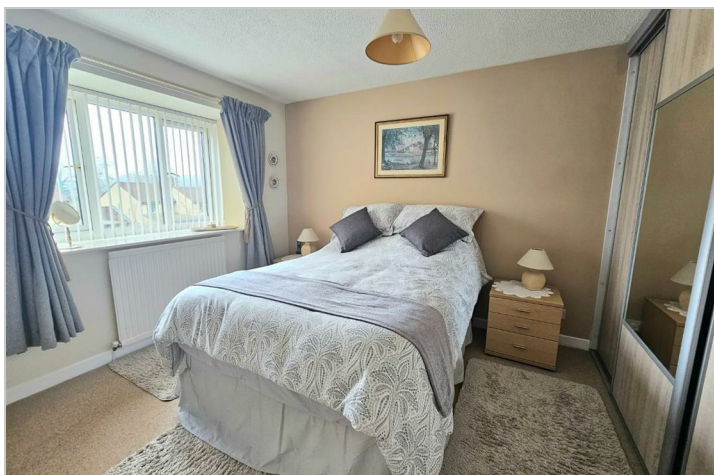
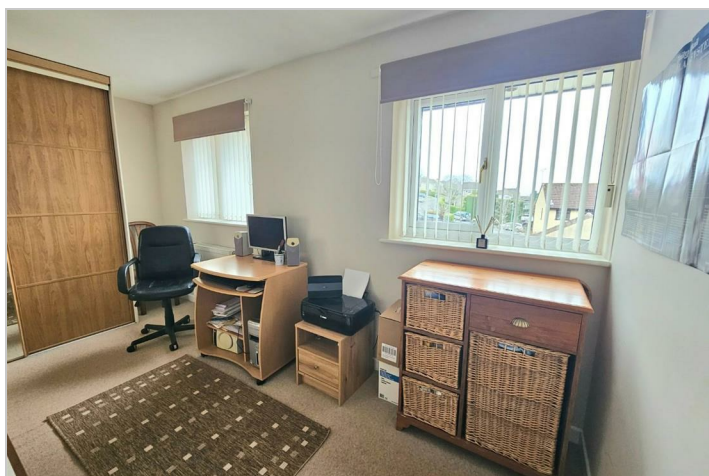
Outside

To the front of the property is a good size driveway leading to the garage with a gravelled flower border, steps up to front door and gated side access to rear. The rear garden is mainly laid to patio with flower borders, pergola and enclosed by fencing with lovely views along the Cotswold Escarpment.

Hunters are pleased to offer this well presented three bedroom detached house positioned in a popular location with landscaped gardens and views towards the Cotswold Escarpment. The property briefly comprises of the following; entrance hall with WC, lounge and dining room with double doors leading to rear garden, modern kitchen and rear access to utility room and garage. Upstairs there are three good size bedrooms with ensuite shower to principal bedroom and a good size family shower room.

Blackwells is well positioned for the bustling Town Centre of Dursley with its range of day to day retailers including supermarkets, doctors surgery, library, dentists and leisure centre/swimming pool. Rednock Secondary School is within easy reach as are a selection of Primary Schools. For those needing to commute there is easy access to the A38 and M5 motorway providing links to Bristol, Gloucester and Cheltenham and a mainline train station in Box Road, Cam for commuting to London (Paddington) via Gloucester.

- Detached Family Home in Popular Location
- Three Double Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Utility Room
- Ensuite and Family Shower Room
- Enclosed Rear Garden



Road Map



Hybrid Map



Terrain Map



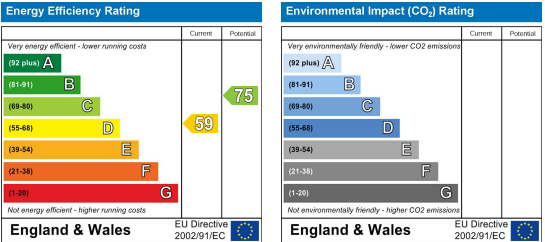
Floor Plan



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.