

HUNTERS[®]

HERE TO GET *you* THERE



38 Harrolds Close

GL11 4FD

£305,000



Council Tax: C



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Located in a popular development in the market town of Dursley, this well presented semi-detached property with an attractive natural Cotswold stone elevation, sits in an elevated position with outstanding views across the town to Cam Peak. On entering the property you are met by a hallway which gives access to downstairs cloakroom, fitted kitchen/breakfast room with open views and lounge which is found to the rear of the property with French doors leading to the enclosed garden. The first floor has a landing area leading to the main bedroom with fabulous views and en-suite shower room. There are two further bedrooms and family bathroom on this floor. Outside, the property has an open plan front garden fronting onto a green space with a private, enclosed rear garden with gated access leading to the garage found to the side of the property with driveway parking. Offered for sale with no onward chain.

- **Well Presented Semi Detached Family Home overlooking Green Area**
 - **Elevated Position with Outstanding Views**
 - **Entrance Hallway and Cloakroom**
 - **Fitted Kitchen/Breakfast Room**
 - **Lounge with French Doors to Garden**
 - **Main En-Suite Bedroom with Views**
- **Two Further Bedrooms and Family Bathroom**
 - **Private, Enclosed Rear Garden**
 - **Garage and Parking**

Entrance Hallway

Stairs leading to the first floor landing, radiator, Karndean flooring, doors to:

Cloakroom

Wash hand basin, wc, radiator, Karndean flooring, extractor.

Kitchen/Breakfast Room

9' x 11' (2.74m' x 3.35m)

Window to front aspect with panoramic views, fitted with a range of wall and base units having work surfaces over, integrated washer/dryer, dishwasher and fridge/freezer. oven and gas hob with extractor over, tiled splash back, Potterton boiler, ceiling spotlights, tiled flooring.

Lounge/Dining Room

13'10" x 15'10" (4.22m" x 4.83m")

Window to rear aspect, French doors to garden, under stairs cupboard, Karndean flooring, radiator.

Landing

Access to the loft space, airing cupboard with Heatrae Sadia system, doors to;

Bedroom Three

6'7" x 7'4" (2.01m" x 2.24m")

Window to rear aspect, radiator.

Bedroom Two

9'6" x 8'4" (2.90m" x 2.54m")

Window to rear aspect, radiator.

Bedroom One

9'4" 11" to wardrobes (2.84m" 3.35m' to wardrobes)

Window to front aspect having outstanding views, radiator, range of fitted wardrobes, door to:

En-Suite

Wash hand basin, wc, chrome heated towel radiator, shelf area, mirror cabinet, fully tiled shower cubicle with shower.

Bathroom

Window to front aspect, pedestal wash hand basin, wc, bath with shower off taps, ceiling spotlights, extractor fan, Karndean flooring, part tiled walls, chrome heated towel radiator, shelf area, shaver point.

Front Garden

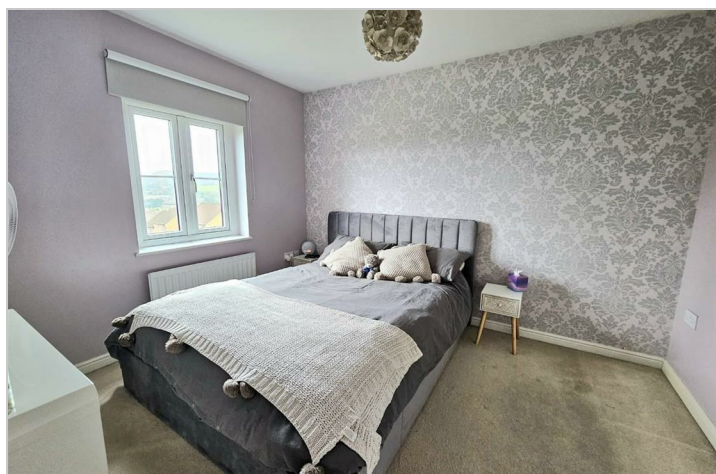
Steps leading to the front door with lawned area having outstanding views across the Town towards Cam Peak,

Rear Garden

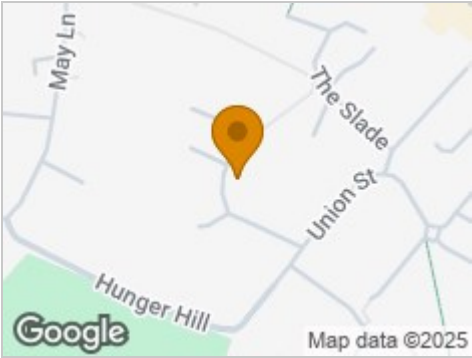
The rear garden is enclosed by fencing and walling with patio area, gated access to garage with parking to the front.

Garage

Found to the side of the property with metal up and over door, power and light and rafter storage with parking to the front for one car.



Road Map



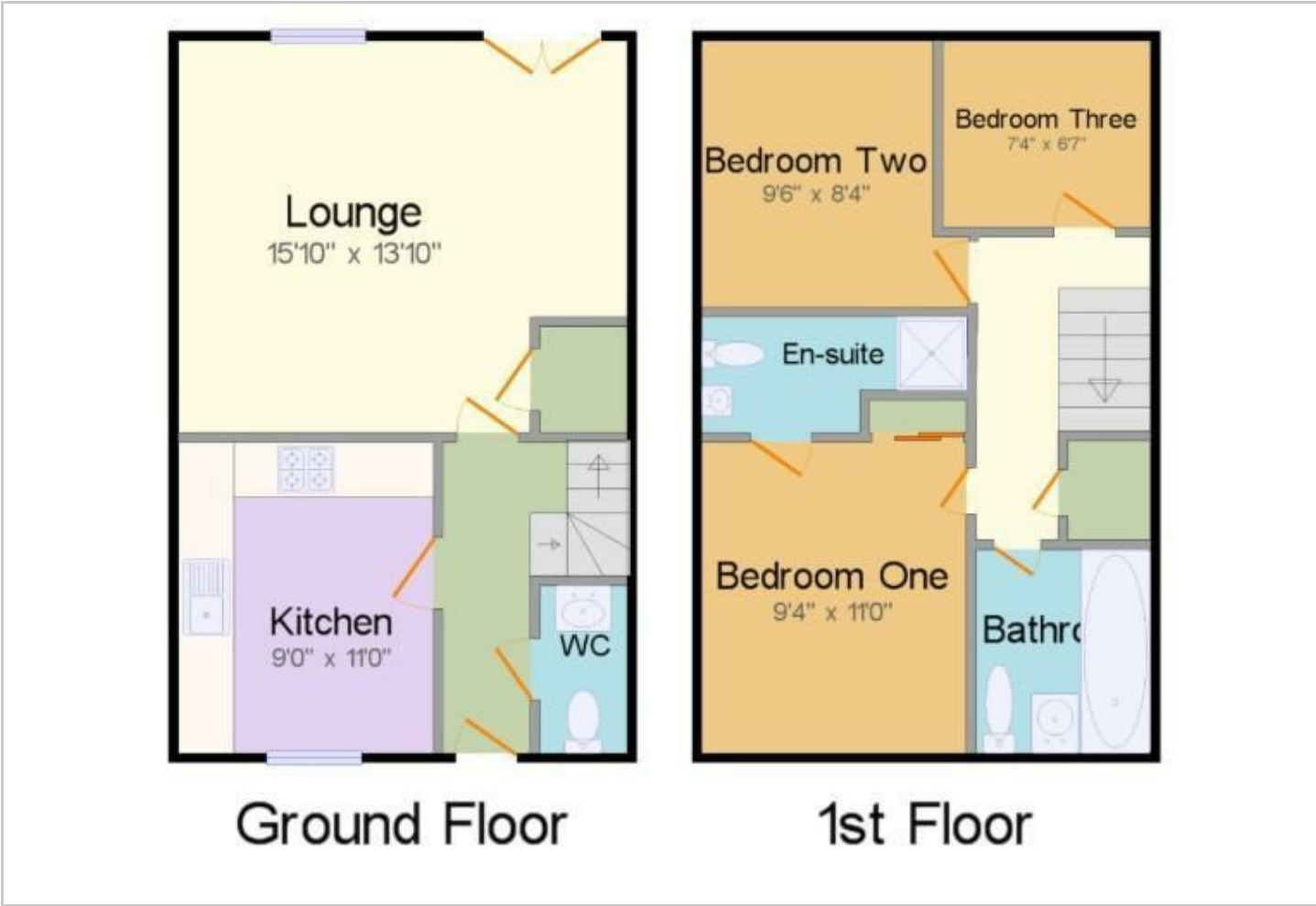
Hybrid Map



Terrain Map



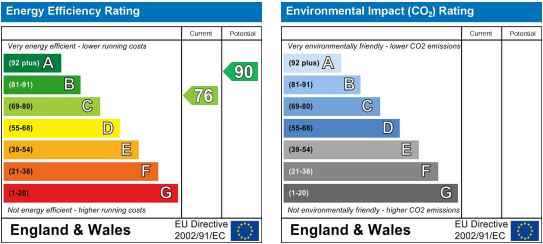
Floor Plan



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.