

# HUNTERS®

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## Oak Drive

Dursley, GL11 4DX

Offers Over £250,000



Council Tax: B

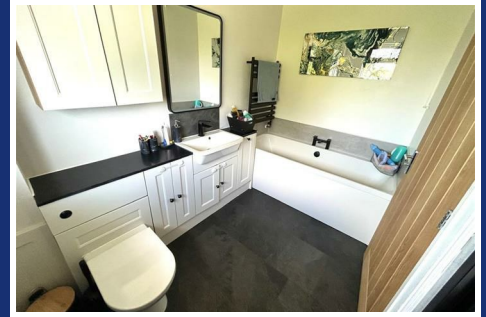




# 51 Oak Drive

Dursley, GL11 4DX

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## Entrance

UPVC glazed door with side screen to entrance hall with stairs to first floor.

## Kitchen

12'1" x 8'10" (3.7 x 2.7)

Fitted with a range of shaker style units with wooden worktops over, tiled floor, tiled splash-back, built-in oven and hob with extractor over, integrated dishwasher, ceramic sink and drainer unit, inset ceiling spotlights, space for tall fridge/freezer, UPVC window overlooking garden and glazed door to garden.

## Living/Dining Room

19'5" x 10'11" (5.92 x 3.33)

Dual aspect windows to front and rear, two radiators and laminate flooring.

## Downstairs Cloakroom

WC, vanity wash hand basin with storage beneath, tiled flooring, frosted window, radiator.

## Utility

Fitted with shaker style units with worktop surfaces, space and plumbing for washing machine and tumble dryer, tiled splash-back, tiled flooring, radiator and door leading to side of property.

## First Floor Landing

From the entrance hall stairs lead to first floor landing with radiator, airing cupboard with boiler and hot water cylinder and doors to:

## Bedroom One

11'1" x 10'0" (3.38 x 3.05)

Window to front, radiator, two storage cupboards.

## Bedroom Two

9'11" x 8'11" (3.04 x 2.73)

Window to front, radiator, access to loft space.

## Bedroom Three

9'4" x 7'9" (2.87 x 2.37)

Window to rear, radiator, storage cupboard.

## Bathroom

Fitted with a white suite comprising panelled bath and separate shower cubicle, ladder towel radiator, vanity unit with concealed cistern WC and wash hand basin with storage cupboards, spotlights, frosted window, radiator and tiled floor.

## Outside

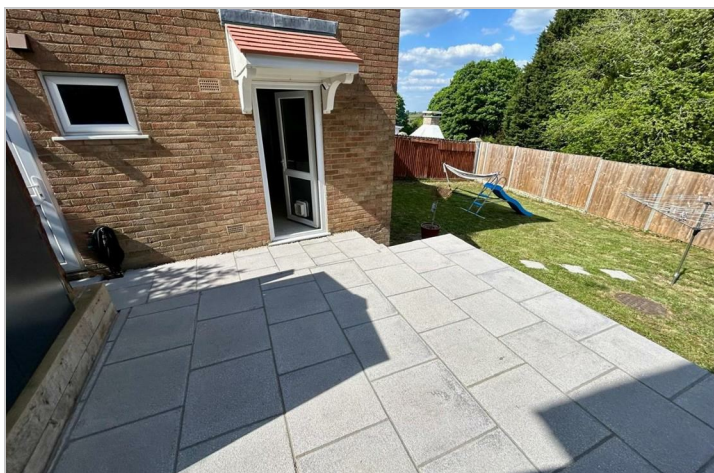
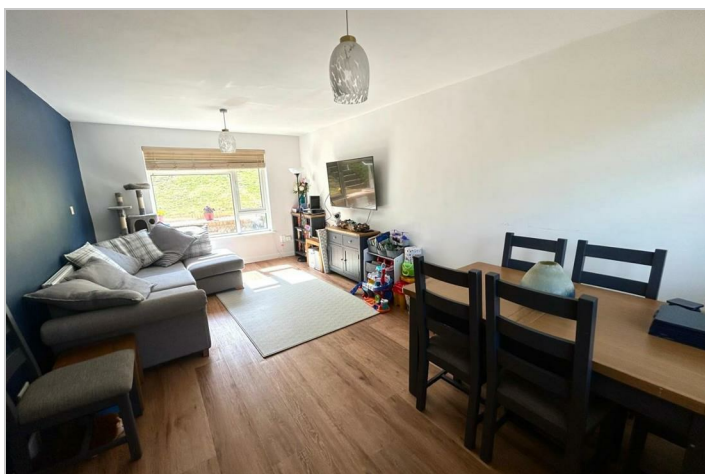
To the front is a pathway leading to front and side of the property with lawned areas, and gravelled flower borders.

The rear garden is mainly laid to lawn with a raised patio area, fenced boundaries and useful store shed.

**\*\*Open House Event - Saturday 17th May 2025 - Please call for an Appointment to View\*\*** Situated in the popular Kingshill locality convenient for local shops and Primary School we are pleased to present this modernised three bedroom semi-detached family home in Oak Drive. Briefly the accommodation comprises entrance hall, spacious living/dining room, modern fitted kitchen with separate utility and downstairs cloakroom. On the first floor are three bedrooms and a modern family bathroom with separate shower cubicle. The property benefits from front and rear gardens.

The area of Kingshill is convenient for local shops and Rednock Secondary School whilst the Town Centre of Dursley is less than a mile away offering a good range of shops and a Sainsburys supermarket. There is a leisure centre/swimming pool and the area is surrounded by scenic Cotswold countryside with easy commuting routes to Bristol, Gloucester and Cheltenham via the A38 and M5 motorway and a local railway station at Cam serving Bristol and Gloucester with onward links to London.

- Semi Detached House
  - Lounge/Diner
    - Utility
  - Bathroom With Separate Shower Cubicle
- Three Bedrooms
  - Modern Kitchen
  - Downstairs Cloakroom
  - Enclosed Rear Garden





Road Map



Hybrid Map



Terrain Map



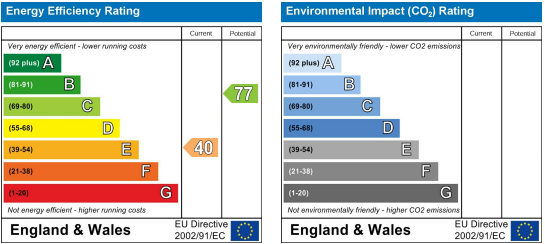
Floor Plan



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.