

HUNTERS®

HERE TO GET *you* THERE



39 Quarry Gardens

Dursley, GL11 6HN

Asking Price £330,000



Council Tax: C



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Entrance Porch

Front door leading to entrance hall, frosted windows.

Entrance Hallway

Stairs to first floor landing with understairs storage, radiator, door leading to:

Lounge/Dining Room

21' max x 10'10 (6.40m max x 3.30m)

Sliding doors to garden, window to rear, two radiators, door leading to second reception:

Family Room/Gym

15'5 x 7'9 (4.70m x 2.36m)

Frosted window to front, radiator.

Kitchen

11'7 x 7' (3.53m x 2.13m)

Fitted with a range of wall and base units with quartz worktops over, one and half bowl sink unit, AEG induction hob with extractor over, self cleaning oven, fitted dishwasher, window to front, door to:

Utility Room

22' x 4'7 (6.71m x 1.40m)

Frosted half glazed door to front, fitted units with worktop surfaces over, tiled floor, sink unit, plumbing for washing machine, space for fridge/freezer and tumble dryer, window and door leading to garden.

First Floor Landing

From the entrance hall stairs lead to first floor landing with window to front, radiator, airing cupboard housing Worcester boiler.

Bedroom

11'2 x 7'11 (3.40m x 2.41m)

Currently used as an office with window to front, radiator.

Bathroom

Fully tiled walls, WC, wash hand basin with mixer tap, two frosted windows to side, inset spotlights, corner bath with mixer tap and shower attachment over, radiator.

Bedroom

11' x 10'11 (3.35m x 3.33m)

Window to rear with views to Stinchcombe Hill and Woods, radiator.

Bedroom

10'11 x 9'9 (3.33m x 2.97m)

Window to rear, radiator.

Second Floor Landing

From the first floor stairs lead to the second floor landing with Velux window.

Attic Room

13'6 max x 8' (4.11m max x 2.44m)

Currently used as a dressing room having window to rear with views, Velux window, eaves storage, radiator.

Attic Room

13'10 max x 9'7 (4.22m max x 2.92m)

Window to rear with views, Velux window, radiator and eaves storage.

Shower Room

Fully tiled shower room with shower screen, wall mounted wash hand basin, WC, window, heated towel rail, underfloor heating, spotlights.

Outside

The rear garden is laid to lawn with patio, flower borders, fence boundaries, garden shed with power and decked seating area.

The front is laid to tarmac driveway providing off road parking for several cars.

Extended over the years we bring to the market this good size semi detached house offering ample space for a larger family. With entrance hallway leading to the ground floor accommodation comprising of open plan living/dining room leading to the modern fitted kitchen. Second reception room offering a versatile space as an office/family room or gym. Utility room with access from the front straight through to the rear ideal for drying off the family pet. Stairs from the hallway lead to the first floor landing with three bedrooms and a good size bathroom. Stairs then lead to the second floor with two attic rooms offering versatile spaces and shower room. Outside to the front driveway providing off road parking and to the rear enclosed garden with patio, lawn and shed with power.

Quarry Gardens is well positioned for access to Woodfield shops and close to open countryside with Leaf and Ground a short walk away. Cam Village has a Tesco supermarket and the bustling Town Centre of Dursley provides a full range of shopping, schooling and recreational facilities with a leisure centre/swimming pool. Communications to the larger centres of Bristol, Gloucester and Cheltenham can be easily accessed via the A38, M5 motorway network and mainline train station at Box Road, Cam.

- Semi Detached House
 - Fitted Kitchen
 - Second Reception/Gym
- Three Bedrooms & Two Attic Rooms
 - Driveway Parking
- Lounge/Dining Room
 - Utility Area
- Shower Room & Bathroom
 - Enclosed Garden



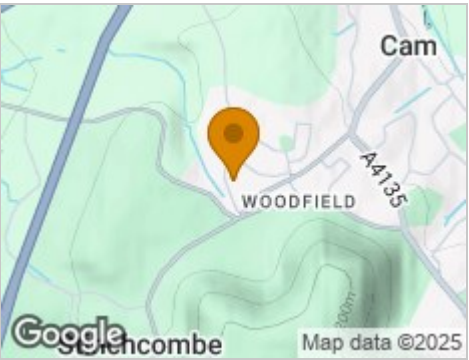
Road Map



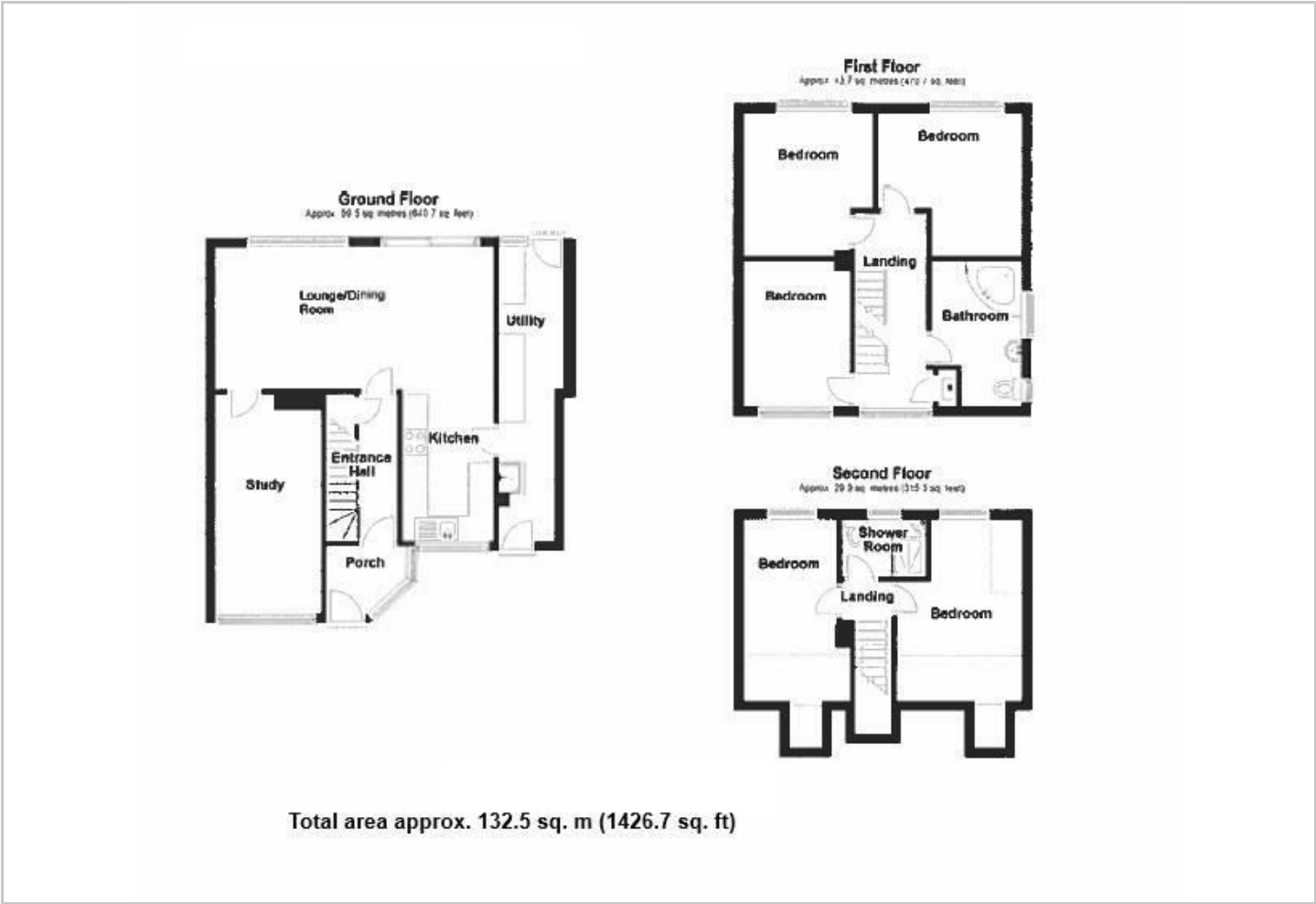
Hybrid Map



Terrain Map



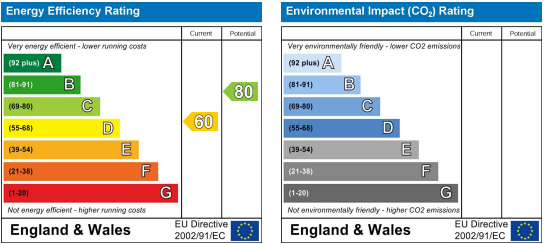
Floor Plan



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.