

HUNTERS[®]

HERE TO GET *you* THERE



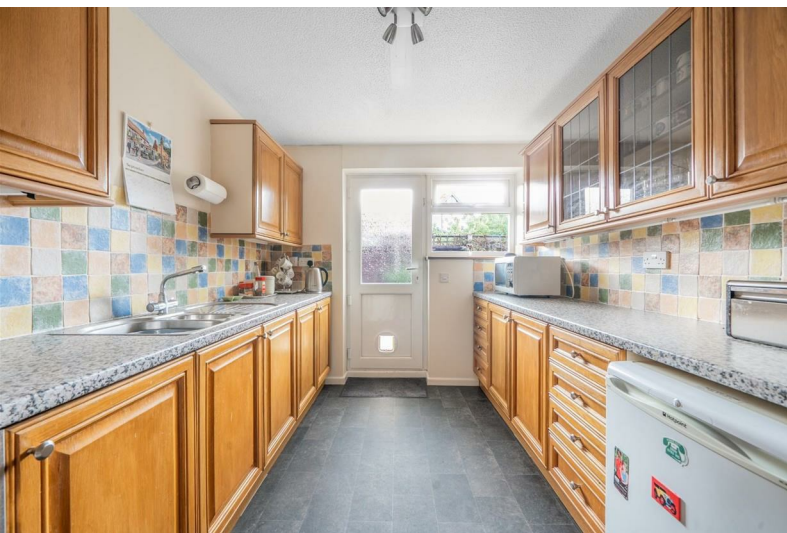
35 Woodfield Road

Dursley, GL11 6HD

Guide Price £360,000



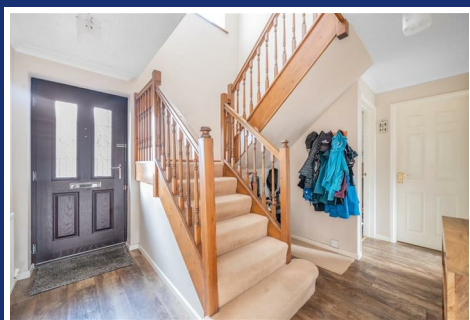
Council Tax: E



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Entrance Hall

Via front door to entrance hall with radiator, laminate flooring, stairs to first floor landing with understairs storage.

Dining Room

9'3 x 12'5 (2.82m x 3.78m)

Bay window to front, radiator, double doors to lounge.

Lounge

11'7 x 18'11 (3.53m x 5.77m)

Window to rear aspect, radiator, French doors, fireplace with electric fire, wall lights.

Kitchen

11'7 x 8'4 (3.53m x 2.54m)

Fitted with a range of wall and base units with work-surfaces over, tiled splash-back, sink and drainer unit, fitted oven and hob unit with extractor over, door and window to rear, vinyl flooring, space for under-counter fridge.

Cloakroom

WC, basin, window, radiator, vinyl flooring.

Utility

7'10 x 6'5 (2.39m x 1.96m)

Fitted worktops with space under for freezer, washing machine and tumble drier, wall mounted Vaillant boiler, window, door to garage.

First Floor Landing

From the entrance hall a dog leg staircase leads to first floor landing with airing cupboard containing hot water tank, window, loft hatch.

Bedroom One

10'7" x 12'11" (3.24m x 3.94m)

Two windows to front, radiator, door to ensuite.

Ensuite

WC, wash hand basin, shower cubicle, radiator, frosted window, tiled walls.

Bedroom Two

11'5 x 10'9 (3.48m x 3.28m)

Window to rear, radiator.

Bedroom Three

8'0" x 7'11" (2.45 x 2.43)

Window to front, radiator, storage cupboard.

Bedroom Four

8'1" x 7'11" (2.48 x 2.43)

Window to rear, radiator.

Bathroom

Bath with shower mixer tap and glazed screen, wash hand basin, WC, frosted glass window, radiator, vinyl flooring.

Garage

16'10 x 13'8 (5.13m x 4.17m)

Having up and over door and power.

Outside

The front is laid to driveway leading to garage with fence boundaries, flower borders with shrubs and trees and an area of gravel.

The rear garden is mainly laid to patio with raised pond, gravelled areas, flower borders and fence boundaries.

Anti-Money Laundering (AML) Compliance

Estate agents operating in the UK are legally required to carry out Anti-Money Laundering (AML) checks in line with regulations set by HM Revenue and Customs (HMRC). At Hunters Dursley, we use Moverly to facilitate these checks as part of our commitment to compliance and transparency. It is mandatory for both buyers and sellers to complete AML verification before a property transaction can proceed. A fee will be charged for each individual AML check carried out.

Tel: 01453 542 395

A rare opportunity to purchase a four-bedroom detached home in a popular residential location, offering excellent value for money.

The property features a spacious driveway providing parking for multiple vehicles and a garage integrated into the house. Inside, the accommodation includes a separate kitchen, dining room, and a comfortable lounge with French doors leading out to a low-maintenance patio garden.

Upstairs, there are four well-proportioned bedrooms and a family bathroom, making it ideal for families or those needing flexible space. Additional benefits include a separate utility room and scope to personalise the property to suit your needs.

Detached four-bedroom homes at this price are rarely available — an opportunity not to be missed.

Woodfield Road is well positioned for all local amenities to Cam Village and Dursley Town centre as well as having access to Gloucester and Cheltenham via the A38 and M5 motorway network. There is also a mainline train station at Box Road, Cam nearby serving Bristol and London (Paddington) via Gloucester.

- Four-bedroom detached house in a popular residential location
 - Garage integrated into the house
- Low-maintenance rear garden – perfect for relaxing or entertaining
 - Four well-proportioned bedrooms
- A rare opportunity to secure a detached four-bedroom home at this price point
- Spacious driveway providing parking for multiple vehicles
- Separate kitchen, dining room, and lounge with French doors opening onto patio garden
- Separate utility room for added practicality
- Family bathroom on the first floor



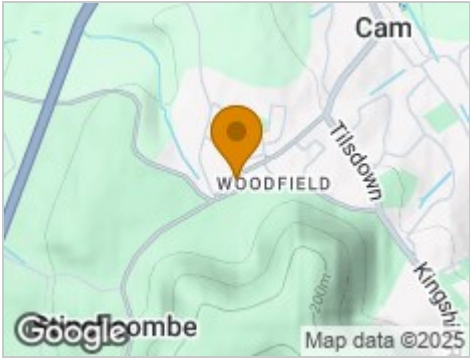
Road Map



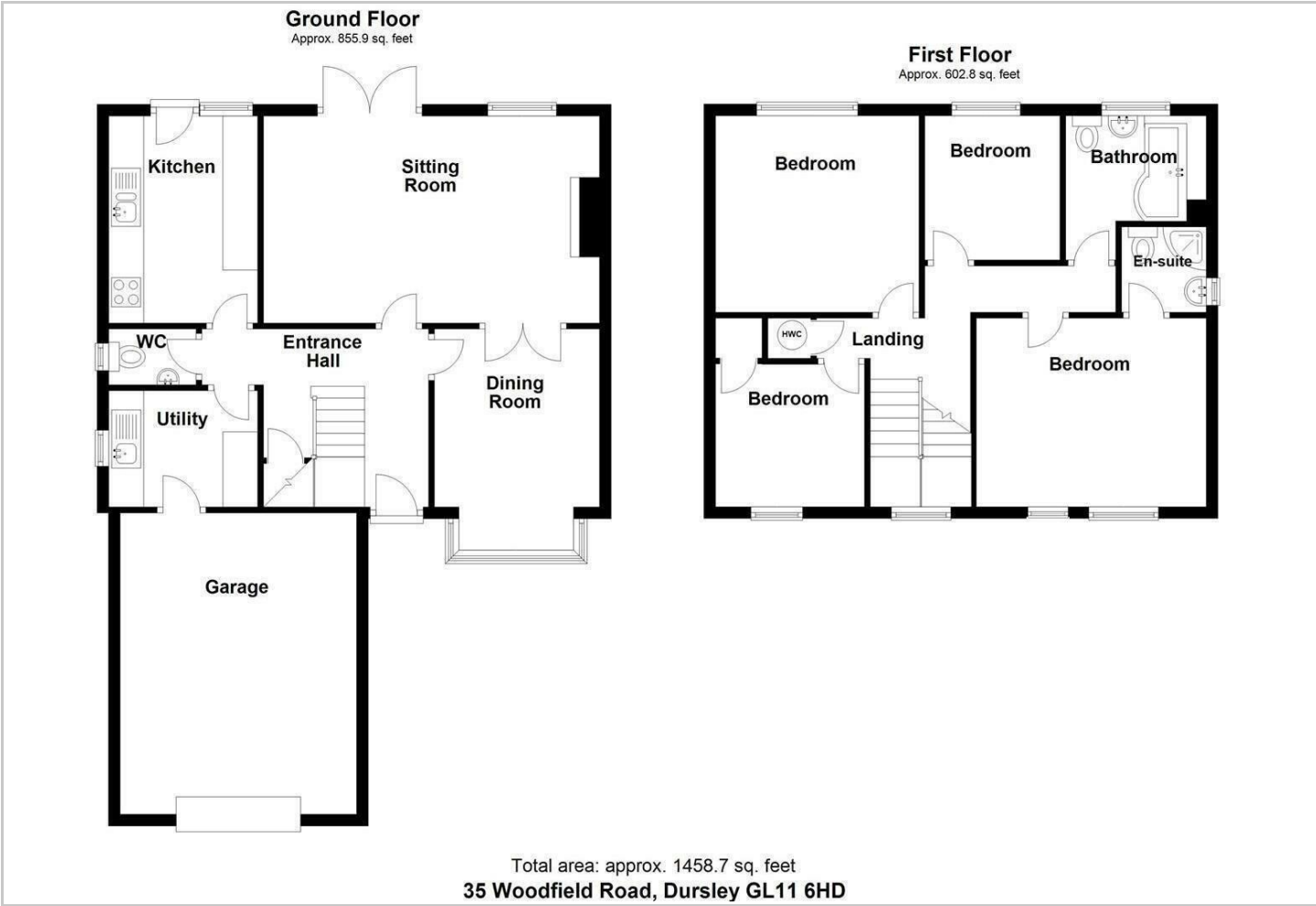
Hybrid Map



Terrain Map



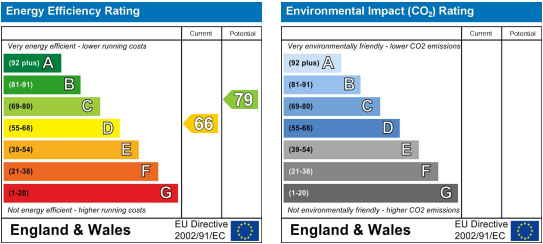
Floor Plan



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.