



**28 Box Road, Dursley, Gloucestershire, GL11 5DJ**

**Asking Price £475,000**

**HUNTERS<sup>®</sup>**  
**EXCLUSIVE**



## 28 Box Road, Dursley, Gloucestershire, GL11 5DJ

Located in the popular village of Cam, this Bovis Built Aspen, four-bedroom detached house offers a perfect blend of comfort and modern living. Upon entering, you are greeted by a welcoming entrance hallway that sets the tone for the rest of the home. The property features a versatile study, ideal for those who work from home or require a quiet space for reading and reflection. The cloakroom/utility room add to the practicality of the layout, ensuring that everyday tasks are easily managed.

The spacious lounge provides a delightful area for relaxation and entertaining, while the expansive kitchen/breakfast room is a true highlight, perfect for family gatherings and culinary adventures. The lovely conservatory extends the living space, allowing for an abundance of natural light and a seamless connection to the outdoors.

The first floor comprises four well-proportioned bedrooms, the main bedroom having a dressing area and en-suite providing ample space for family or guests. The family bathroom is thoughtfully designed, catering to the needs of a busy household. Outside, the established rear garden offers a tranquil retreat with the added benefit of a specialist cat fencing system to keep your pets safe. Additionally, the property benefits from driveway parking and a garage, ensuring convenience for residents and visitors alike. The property also benefits from air conditioning on the ground and first floors.

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## Ground Floor Accommodation

### Entrance Hallway

Stairs to first floor with under-stairs cupboard, Porcelanosa flooring, radiator, doors to;

### Lounge

16'6" x 11'1"

Window to front aspect with blinds, Porcelanosa flooring, window to side aspect, two radiators, wall mounted air conditioning unit.

### Study

6'7" x 6'7"

Window to front aspect with blinds, Porcelanosa flooring, radiator.

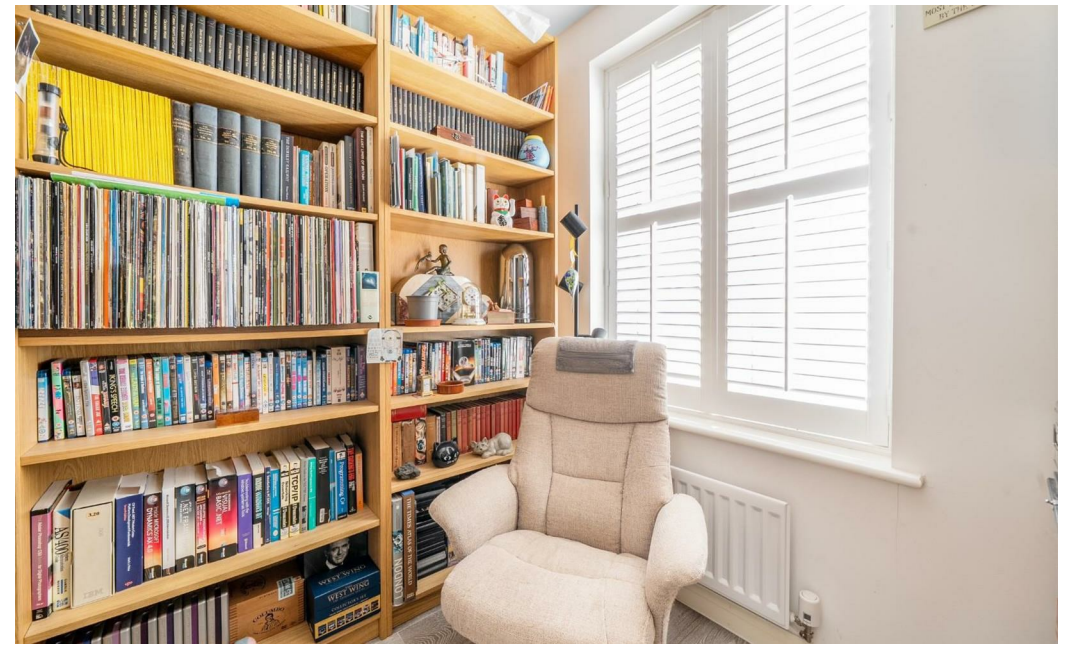
### Cloakroom/Utility Room

Window to side aspect, base units with granite work-surfaces with tiled splash-backs, Porcelanosa flooring, radiator, wc, pedestal wash hand basin, mirror fronted cabinet, space for washing machine and tumble dryer, radiator.

### Kitchen/Breakfast Room

25'5" x 11'0"

Window to rear aspect, range of wall and base units with granite work-surfaces



with up-stands, breakfast bar area, integral oven, five ring gas hob with extractor over and splash-back, space for dish-washer, one and a half bowl inset sink unit, ceiling spot-lights, integral fridge/freezer, radiator, bi-fold doors leading to;

### Conservatory

(14'1" x 11'9")

A lovely addition to the property with french doors leading to the garden, windows to sides, radiator.

## First Floor Accommodation

### Landing Area

Access to loft space, linen cupboard, doors to;

### Main Bedroom

13'3" x 8'9"

Two windows to front aspect with blinds, radiator, wall mounted air conditioning unit, opening to;

### Dressing Area

Triple glass fronted wardrobes, radiator, door to;



### En-Suite

Window to side aspect with blinds, wash hand basin, hidden cystem wc, mirror fronted cabinet, double shower cubicle, chrome heated towel rail, part tiled walls with shelf area, extractor fan.

### Bedroom

13'4" x 8'0"

Window to rear aspect with blinds, radiator.

### Bedroom

11'10" x 8'0"

Window to rear aspect with blinds, radiator.

### Bathroom

Window to side aspect with blinds, Porcelanosa flooring, wash hand basin, wc, part tiled walls with shelf area, touch mirror, bath with mains shower with rainfall shower head and hand held shower attachment, part tiled walls.

### Bedroom

11'10" x 10'5"

Window to front aspect with blinds, radiator.

### Outside



### Front Garden

The property is approached via a shared driveway which leads to the driveway of the property with parking for two cars, patio path to front door, various plants and shrubs.

### Rear Garden

The enclosed rear garden is well established with an array of plants and shrubs, including feature pergola seating area with Wisteria over. Shingle paths leads around the garden where you will find Red Robin and Japonica trees to name a few with patio seating area. The rear garden is fully enclosed with a specialised cat enclosure system with gated access to the front of the property with personal door to the garage.

### Garage

With metal up and over door to front, personal door to rear garden, power and light.

### 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.

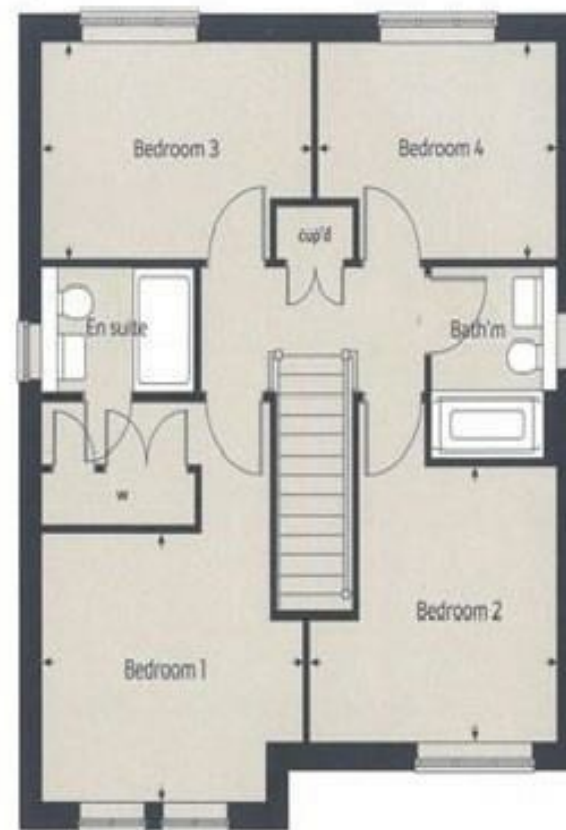
- Extended Detached Family Home
- Four Bedrooms, Main with En-suite and Dressing Area
- Entrance Hallway and Study
- Lounge
- Fitted Kitchen/Breakfast Room and Utility/Cloakroom
- Lovely Conservatory
- Family Bathroom
- Established Rear Garden with Specialist Cat Fencing
- Driveway Parking and Garage
- Remainder of Warranty

| Energy Efficiency Rating                    |           |           |
|---------------------------------------------|-----------|-----------|
|                                             | Current   | Potential |
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           | <b>93</b> |
| (81-91) <b>B</b>                            | <b>85</b> |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            |           |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |
| England & Wales EU Directive 2002/91/EC     |           |           |

#### DISCLAIMER

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.

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### **Viewing Arrangements**

Strictly by prior appointment only through the agent Hunters  
01453 542 395 | Website: [www.hunters.com](http://www.hunters.com)

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