



30 Kingshill Road, Dursley GL11 4EH
Offers Over £500,000

HUNTERS[®]
EXCLUSIVE



30 Kingshill Road, Dursley, GL11 4EH

A substantial four-bedroom detached residence, set within a generous plot in a highly regarded area of Dursley, offered to the market with no onward chain.

Occupying an elevated position and set back from the road behind a large, mature front garden, this versatile home enjoys a great degree of privacy and offers spacious, well-balanced accommodation throughout - ideal for family living and those seeking flexible ground floor space.

The property boasts an impressive rear garden, mainly laid to lawn with established borders, a vegetable patch, and a patio area perfect for outdoor entertaining. To the side, there is an additional section of garden with a large storage shed. A detached double garage with power and lighting is located to the rear, together with a driveway and hardstanding area where cars have previously been parked, offering scope to extend the parking area further if required.

Given the size of the plot and layout, the property also offers excellent potential to extend (subject to any necessary consents).

The ground floor comprises a welcoming entrance hall, a bright and well-proportioned sitting room with a front aspect, and a separate dining room suited to both formal and family dining. The kitchen is fitted with a range of units and leads through to a useful utility room. In addition, the property benefits from a study and a separate office — ideal for working from home, or offering potential for a ground floor bedroom or playroom. A cloakroom/WC completes the downstairs layout. To the first floor are four generously sized double bedrooms, including Bedroom two which features a large airing cupboard. The modern family bathroom offers a separate shower, and there is ample built-in storage throughout.

While the property would benefit from a degree of modernisation, it presents a fantastic opportunity to acquire a well-proportioned home in a sought-after location, with scope for further improvement and extension, and within reach of Dursley.





Kingshill Road is situated in a well-established and popular residential area on the edge of Dursley, a historic market town nestled at the foot of the Cotswold escarpment. The town offers a wide range of amenities including independent shops, supermarkets, cafés, pubs, and restaurants, along with a leisure centre, swimming pool, and library.

Families are well-served with a selection of highly regarded primary and secondary schools nearby, including Rednock School, which is within walking distance.

The surrounding countryside provides beautiful walking and cycling routes, including access to the Cotswold Way and Stinchcombe Hill Golf Course. For commuters, Dursley is conveniently located with easy access to the A38 and M5 motorway, providing excellent links to Bristol, Gloucester, and Cheltenham. Cam & Dursley railway station, just a short drive away, offers direct services to Bristol Parkway, Gloucester, and beyond.

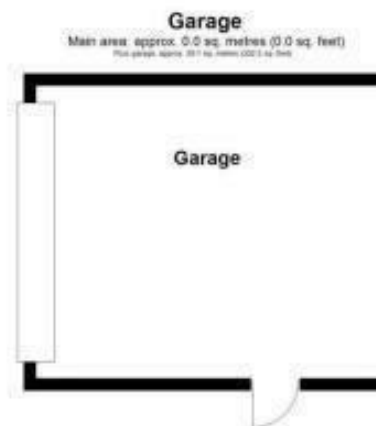
This part of Dursley combines the convenience of town amenities with the charm and greenery of the Cotswold surroundings, making it a desirable location for families and professionals alike.





- Substantial Four Bedroom Detached Home
- Generous Plot in a Sought-After Area of Dursley
- Impressive Rear Garden With Lawn, Established Borders, Vegetable Patch, and Patio
- Spacious and Versatile Accommodation Throughout
- Bright Sitting Room With Front Aspect
- Excellent Potential to Extend (Subject to Necessary Consents)
- Fitted Kitchen With Adjoining Utility Room
- Modern Family Bathroom With Separate Shower
- Offered to the Market With No Onward Chain
- Detached Double Garage With Power and Lighting, Plus Driveway and Hardstanding With Scope to Extend Parking Area

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. 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.



Main area: Approx. 139.5 sq. metres (1501.6 sq. feet)
Plus garage, approx. 28.1 sq. metres (302.3 sq. feet)
30 Kingshill Road, Dursley, GL11 4EH

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		74
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	51	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Dursley -
01453 542 395 <https://www.hunters.com>

HUNTERS®
EXCLUSIVE



HUNTERS[®]
EXCLUSIVE