



Cream Lodge Drake Lane, Dursley, GL11 5HD

Price £575,000

Goodmove are proud to present this 4 bedroom detached bungalow for sale on Drake Lane, Cam, Dursley.

Sitting on approximately a third of an acre with panoramic views of the countryside and Cam Peak this property is a rare listing.

Features include a stylish kitchen/dining room, light-filled living room with fireplace, master with en-suite, three additional bedrooms, family bathroom, double garage, ample parking, and scope to extend (Subject to planning consent).

Dursley is situated on the south slopes of the Cotswolds, with Peak Villa being located just below the lower slopes of the local beauty spot of Cam Peak in this popular semi-rural location of Drake Lane. The immediate area provides numerous country walks and including Cam Long Down, Cam Peak and The Cotswold Way. The property is in an 'Area of Natural Beauty' but is within walking distance, or a short drive, of Dursley town centre where there can be found a comprehensive range of facilities including: Sainsbury's supermarket, numerous independent retailers, swimming pool, library, and both comprehensive and primary schools. The nearby town of Stroud has a wider range of shopping facilities and independent schooling. Commuting to the larger centres of Gloucester, Bristol and Cheltenham, is made easily accessible by the A38 and M5/M4 motorway network. Railway stations can be found at Cam, Stroud, and Stonehouse. The property has been attractively priced and would invite all buyers in a position to proceed to view. Please call for more information.



Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Section 21

Under the terms of the Estate Agency Act 1979 (section 21) please note that the Vendor of this property is a staff member of the Goodmove Group.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



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