



14 Blackwells, Woodmancote, Dursley, Gloucestershire GL11 4BG

An immaculately presented, three-bedroom detached house with a low maintenance landscaped south-facing rear garden. Situated in Woodmancote, a sought-after village nestled below the beautiful Cotswold escarpment and within easy reach of the centre of Dursley.

Blackwells is a quiet, residential cul-de-sac believed to have been built in the late 1980's. The property is in excellent condition and offers new owners the scope to make their own.

The property is entered into a hallway with stairs rising to the first floor and an adjacent downstairs cloakroom with a low-level WC and wash hand basin. The double aspect 'L' shaped open plan living room/dining room is bright and welcoming and reaches the depth of the house with French doors leading out to the rear garden. There is a stone surround fireplace with a stone hearth and a gas fire inset which makes a real focal point within the room. The kitchen sits at the rear of the house and can be accessed from the dining room. There is an excellent range of base and wall units and a useful built-in store cupboard. Integrated appliances include an electric oven with gas hob and space for a fridge/freezer and dishwasher. A part-glazed external door from the kitchen leads out into the rear garden.

On the first floor there are three well-proportioned bedrooms all accessed from the landing area where an airing cupboard is also situated. The master bedroom sits at the front of the property and has built in wardrobes and an en-suite shower room. The second bedroom enjoys a double aspect and also benefits from built in wardrobes. This room is currently used as a study/hobby room. Bedroom three is double in size and has views over the rear garden and views beyond. The family shower room has a white suite comprising a corner shower unit, wash hand basin and low-level WC.

To the front of the house there is a shared access driveway leading to the off road parking in front of the house and a pedestrian gate to one side leading to the rear garden. The integrated garage has power and light and has been divided into two spaces with a partition wall. The space at the front is used for storage and the far end is used as a utility room and is accessed from an external door adjacent to the kitchen where there are further wall and base cabinets along with space and plumbing for a washing machine, tumble drier and an extra fridge, if desired.

The enclosed, low maintenance, southerly facing garden is predominantly a large terrace area bordered by beautifully planted tiered raised beds and several specimen trees. The garden provides a wonderful space to entertain and enjoy the lovely setting with views across the roof tops and wooded escarpment beyond.



We understand the property is connected to all mains services: gas, electricity, water and drainage. Council tax band D (Stroud District Council).

EPC – D (59)

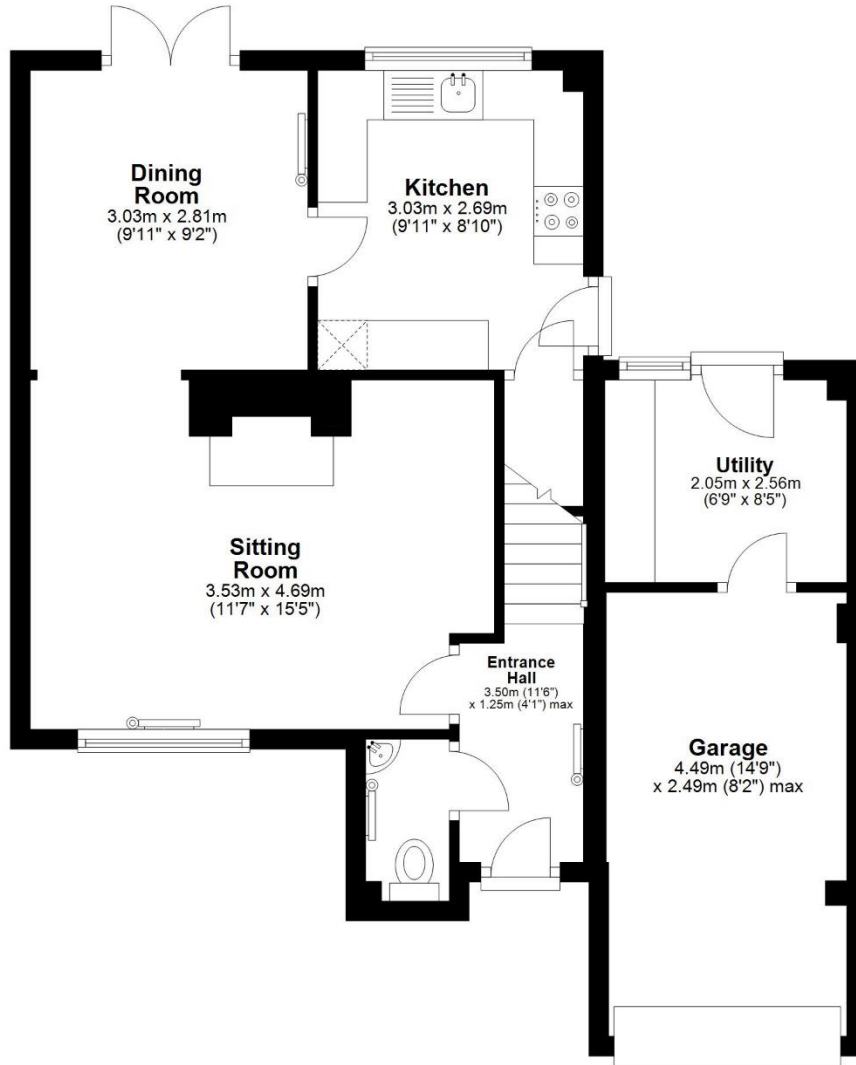
The market town of Dursley offers a wide array of amenities, including independent retailers and supermarkets. The town has a primary school and the highly regarded Redknock secondary school, doctors and dentists' surgeries and a leisure centre with a swimming pool. There are an excellent choice of pubs and restaurants, including the charming Old Spot Inn. Numerous walks and cycling opportunities are literally from the doorstep, including The Cotswold Way. Communication links are very good with Dursley being situated close to the M5 motorway (Junction 14), providing easy access throughout the Southwest. Cam and Dursley train station is approximately five miles away, offering a regular train service between Bristol and Gloucester.

Guide Price £399,950



Ground Floor

Main area: approx. 46.0 sq. metres (494.9 sq. feet)
Plus garages, approx. 11.2 sq. metres (120.8 sq. feet)



First Floor

Approx. 46.8 sq. metres (504.2 sq. feet)



Main area: Approx. 92.8 sq. metres (999.1 sq. feet)
Plus garages, approx. 11.2 sq. metres (120.8 sq. feet)