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18 Hermitage Drive, Dursley,  
GL11 4BH

Asking Price  
**£479,995**



SPACIOUS FIVE BEDROOM DETACHED HOUSE, BACKING ONTO OPEN FIELDS WITH VIEWS, LOCATED IN A VERY POPULAR CUL-DE-SAC ON OUTSKIRTS OF TOWN, COMPRISING: ENTRANCE HALL, CLOAKROOM/WC, LIVING ROOM, SEPARATE DINING ROOM, KITCHEN, INNER HALLWAY/UTILITY SPACE, FIFTH BEDROOM/STUDY, FOUR FIRST FLOOR BEDROOMS, MASTER WITH EN-SUITE SHOWER ROOM, FAMILY BATHROOM/THIRD WC, SMALL GARAGE/STORE, CONSERVATORY, TERRACED GARDENS BACKING ONTO OPEN FIELDS, GAS CENTRAL HEATING, MUST BE SEEN.  
ENERGY RATING: C

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# 18 Hermitage Drive, Dursley, GL11 4BH

## SITUATION

The property is situated in the extremely popular Hermitage Drive, which is in the Whiteway area of Dursley. The house overlooks Stinchcombe Hill and backs onto fields to the rear. Hermitage Drive is ideally located within a few minutes drive of the town centre and its facilities, which include a good range of local retailers, Sainsbury's supermarket, doctors and dentist surgeries along with bowling green and 18 hole golf course at Stinchcombe Hill. In the adjoining village of Cam can be found Tesco supermarket and 'Park and Ride' railway station with regular services to Gloucester, Bristol and onward connections to the National Rail network. The nearby A38 brings Junctions 13 and 14 of the M5 motorway within easy reach.

## DIRECTIONS

If travelling from Dursley town centre proceed out of town in an easterly direction on the A4135, passing the town hall and continue, at the mini roundabout take the second exit to proceed on the A4135 for approximately one mile, passing the small green and play area on the left, and take a right hand turning into Hermitage Drive and follow the road up the incline passing the turning for Blackwells and continue for approximately 150 metres and 18 Hermitage Drive will be found on the left hand side..

## DESCRIPTION

This very spacious extended detached house was constructed approximately forty years ago and has had subsequent extension to make the spacious five bedroom accommodation. The property is accessed via steps leading to front door and onto entrance hall. There is a cloakroom/WC, large living room, separate dining room, fitted kitchen, hallway/utility space leads with stairs to the fifth bedroom or study. Stairs lead from the hallway to the first floor where there can be found four bedrooms, master having good size en-suite shower room, along with family bathroom. There is an integral small garage/store, to the rear of the property there is a conservatory/passageway, and attractive terraced garden with views over open fields and towards the wooded slopes of Stinchcombe Hill.

## THE ACCOMMODATION

(Please note that our room sizes are quoted in metres to the nearest one hundredth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide).

## ENTRANCE HALL

Having double glazed front door, radiator, wood block flooring.

## CLOAKROOM

Having wash hand basin, and WC.

## LIVING ROOM 6.40m x 3.74m (20'11" x 12'3")

Having reconstituted stone fireplace with wood burner, french doors to rear, window to front, and two radiators.

## DINING ROOM 3.40m x 3.22m (11'1" x 10'6")

Having double glazed french doors to conservatory, radiator, and laminate flooring.

## CONSERVATORY/REAR PASSAGEWAY 5.27m x 1.70m (17'3" x 5'6")

Having doors to both sides, leading to the garden.

## KITCHEN 4.32m x 2.70m (14'2" x 8'10")

Having a range of wall and base units with laminate work surfaces over, stainless steel one and a half bowl single drainer sink unit, four ring gas hob with stainless steel cooker hood over, built-in double oven, double glazed window to rear, gas boiler supplying radiator central heating and domestic hot water, tiled flooring.

## INNER HALLWAY/UTILITY SPACE

Having radiator, double glazed window to side, stairs to:

## BEDROOM FIVE 2.90m x 2.77m (9'6" x 9'1")

Having double glazed window to front with view, and double radiator.

## ON THE FIRST FLOOR

## LANDING

Having airing cupboard with hot water storage tank.

## BEDROOM ONE 2.81m x 3.75m (9'2" x 12'3")

Having double glazed window to front, triple fitted wardrobe, radiator, door to:

## EN-SUITE SHOWER ROOM

Having large shower cubicle with mixer shower, vanity wash hand basin, low level WC.

## BEDROOM TWO 4.67m x 2.89m (15'3" x 9'5")

Having double glazed window to rear, radiator.

## BEDROOM THREE 2.75m x 2.73m (9'0" x 8'11")

Having double glazed window, mirror fronted double wardrobe, and radiator.

## BEDROOM FOUR 2.85m x 2.31m (9'4" x 7'6")

Having double glazed window, radiator, and wardrobe recess.

## BATHROOM

Having low level suite comprising: panelled bath with mixer shower over, low level WC, wash hand basin, ladder towel rail, and double glazed window.

## EXTERNALLY

To the front of the property there is block paved driveway with parking, leading to small GARAGE/WORKSHOP (3.61m x 2.97m) with recess for car bonnet, roller door, personal door to house. The front garden is uncultivated with shrubs and trees. The rear garden being terraced with gravelled steps, borders with shrubs, pergola, lawn, seating area, GREENHOUSE, GARDEN SHED, and overlook fields and the wooded slopes of Stinchcombe Hill.

## AGENT'S NOTES

All main services are believed to be connected.

Tenure: Freehold.

Council Tax Band: E (£2,767.96 payable).

## FINANCIAL SERVICES

We may offer prospective purchasers' financial advice in order to assist the progress of the sale. Bennett Jones Partnership introduces only to Kingsbridge Independent Mortgage Advice and if so, may be paid an introductory commission which averages £128.00.

## VIEWING

By appointment with the owner's sole agents as over.

