



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	B	A	B
66	79		

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Rivendell, 35 Woodfield Road, Dursley,
GL11 6HD

Asking Price
£385,000



GOOD SIZED FAMILY HOME SET WITHIN WALKING DISTANCE OF COUNTRYSIDE WALKS AND LOCAL AMENITIES. THE PROPERTY BRIEFLY COMPRISES; ENTRANCE HALL, DINING ROOM, LIVING ROOM, KITCHEN, UTILITY, MASTER BEDROOM WITH EN-SUITE, THREE ADDITIONAL BEDROOMS, FAMILY BATHROOM, GARAGE, FRONT AND REAR GARDEN, EPC: D

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Rivendell, 35 Woodfield Road, Dursley, GL11 6HD

SITUATION

This attractive house is located on the outskirts of Cam and is within close proximity of country walks including the local beauty spot of Stinchcombe Hill with its attractive wooded slopes and 18 hole golf course. The house is also within close proximity of a range of shops including mini market, butchers and hairdressers. A primary school can be found at Cam Woodfields which is within walking distance and Cam village centre which has a wider range of shopping facilities including Tesco superstore, post office and doctors and dental surgeries which are all within a few minutes drive. Dursley has a large range of shopping facilities together with swimming pools, library and sports hall. There is a 'Park and Ride' railway station on the outskirts of Cam with regular services to Gloucester and Bristol with onward connections to the National Rail network.

DIRECTIONS

If travelling from the Dursley direction proceed out of town in a north westerly direction along the A4135 (Kingshill Road), continue to the third mini roundabout taking the first exit into Woodfield Road, continue for approximately a quarter of a mile and continue straight over the mini roundabout. The property can be found on the left hand side after approximately 160m.

DESCRIPTION

This property has been in the same ownership for approximately 13 years and has been well maintained by the current owner. The property benefits from a good amount of parking as well as a larger than average garage. When entering the property the hallway provides a nice bright and airy welcome and access to the separate dining room and living room that have double doors allowing versatile use. The kitchen is well presented and there is a separate utility room which also has a personnel door to the garage. On the first floor are four bedrooms and the master has an en-suite shower room with a separate family bathroom.

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 stairs to first floor with under stair cupboard, radiator and door leading to:

DINING ROOM 2.84m x 3.80m (9'3" x 12'5")

Double glazed bay window, radiator and double doors leading to:

LIVING ROOM 3.55m x 5.77m (11'7" x 18'11")

Having fireplace with stone surround, double glazed patio door leading to garden, double glazed window and radiator.

KITCHEN 3.56m x 2.55m (11'8" x 8'4")

Having wall and base units with counter top over, gas hob with Neff oven, integral extractor hood, tiled splash back, space for under-counter fridge and freezer, one and a half bowl sink with mixer tap and drainer, double glazed window, part glazed door to garden, radiator.

CLOAKROOM

Having low level WC, wall mounted wash hand basin, radiator and double glazed window.

UTILITY 2.40m x 1.96m (7'10" x 6'5")

Having base units with work top over and space for washing machine, tumble dryer and fridge freezer, sink with mixer tap, Vaillant gas boiler, double glazed window and door leading to GARAGE.

FIRST FLOOR LANDING

Having double glazed window, access to loft, airing cupboard housing hot water cylinder.

MASTER BEDROOM 3.24m x 3.95m (10'7" x 12'11")

Having two double glazed windows, and radiator.

EN-SUITE

Having shower cubicle, low level WC, wash hand basin with pedestal, part tiled wall, radiator, double glazed obscured glass and extractor fan.

BEDROOM TWO 3.49m x 3.28m (11'5" x 10'9")

Having double glazed window and radiator.

BEDROOM THREE 2.45m x 2.43m (8'0" x 7'11")

Having built in wardrobe, radiator and double glazed window.

BEDROOM FOUR 2.48m x 2.43m (8'1" x 7'11")

Having double glazed window and radiator.

FAMILY BATHROOM

Having P-shaped bath with shower over, part tiled wall, low level WC, wash hand basin with pedestal, double glazed window, shaver point.

EXTERNALLY

At the rear of the property is a low maintenance courtyard patio garden with various shrubs and trees and a raised pond. The garden is fully enclosed by wooden panel fencing and a side gate gives access from the front. At the front of the property is a tarmac driveway for three cars, small decorative gravel area with shrubs, flowers and hedges., iron gates with part bricked wall.

GARAGE 5.14m x 4.17m (16'10" x 13'8")

Having power and internal door to utility.

AGENTS NOTES

Tenure: Freehold
All mains services are believed to be connected
Council Tax Band: E (£2,616.04 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.

