



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A (85-92)	B (81-84)	A (82-91)	B (81-85)
B (69-80)	C (65-68)	B (65-80)	C (65-68)
C (55-64)	D (50-54)	C (55-64)	D (50-54)
D (40-49)	E (35-39)	D (40-49)	E (35-39)
E (29-34)	F (25-28)	E (29-34)	F (25-28)
F (13-24)	G (1-12)	F (13-24)	G (1-12)
G (1-12)		G (1-12)	

Energy Efficiency Rating: **71** (Current) / **84** (Potential)

Environmental Impact (CO₂) Rating: **68** (Current) / **81** (Potential)

England & Wales EU Directive 2002/91/EC

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83 Shakespeare Road, Dursley,
GL11 4QQ

Asking Price
£420,000



STYLISH FOUR BEDROOM DETACHED HOUSE, PRESENTED IN PRISTINE CONDITION, FANTASTIC VIEWS, SOUTH FACING LANDSCAPED REAR GARDEN, CRAFT STUDIO, DRIVEWAY OFFERING AMPLE PARKING, GATED CARPORT, GARAGE, OPEN PLAN LOUNGE/DINING ROOM/FAMILY AREA, WOOD BURNER, KITCHEN WITH BREAKFAST BAR, UTILITY, CLOAKROOM, FOUR BEDROOMS, FAMILY BATHROOM, GAS CENTRAL HEATING, DOUBLE GLAZING, ENERGY RATING: C

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83 Shakespeare Road, Dursley, GL11 4QQ

SITUATION

This spacious house is situated in an elevated position and has impressive views towards the surrounding hills. Beautiful Cotswold walks and rides are easily accessible, along with a good range of sports facilities. The historic market town of Dursley is just a few minutes drive or bus ride away and provides varied educational, shopping and recreational facilities along with a recently built community hospital. Good access to the main road and rail network brings the larger centres of Bristol, Gloucester and Cheltenham within daily commuting distance.

DIRECTIONS

From the town centre proceed south-east out of town on the A4135 taking the second exit at the mini roundabout, continue out of the town passing the New Inn public house on the right hand side, continue up the incline and take the next turning left into Byron Road, continue around the right hand bend into Shakespeare Road and number 83 is on your right.

THE ACCOMMODATION

Full gas central heating system with condensing boiler and 7 day programmable thermostat. All windows and doors double glazed. Cavity walls and loft fully insulated. (Room sizes are quoted in metres to the nearest one hundredth of a metre on a wall to wall basis. The imperial equivalent (in brackets) is only intended as an approximate guide).

ENTRANCE HALLWAY 3.0m x 1.55m (9'10" x 5'1")

With stairs to first floor, double glazed door and window, radiator.

UTILITY 1.95m x 1.62m (6'4" x 5'3")

With plumbing for washing machine and vent for tumble dryer, useful coat hooks and shoe shelving.

CLOAKROOM

With pedestal wash hand basin, low level WC, and radiator.

LOUNGE/DINING/FAMILY AREA 7.62m x 6.20m reducing to 3.49m (24'11" x 20'4" reducing to 11'5")

A stylish area with wood burner, zoned and dimmable low voltage down-lighters, two sets of patio doors affording an abundance of light opening out into the delightful garden, two radiators and telephone point.

KITCHEN 3.98m x 2.78m (13'0" x 9'1")

Fitted with an attractive range of wall and floor units, including glass fronted display cabinets, integrated fan assisted electric oven and grill with five ring gas burner over, stainless steel splashback, 900mm wide extractor hood to outside, plumbing for dishwasher, breakfast bar with three stools, stainless steel sink unit with mixer tap and integrated water filter, ample work surfaces, under unit lighting, door to gated carport.

ON THE FIRST FLOOR

LANDING

Access to loft space, having light.

BEDROOM ONE 3.60m x 3.40m (11'9" x 11'1")

With a range of free standing wardrobes with drawers and hanging rails, useful hair and make-up station with mirror and lights, radiator, window to rear with lovely views over the immaculate garden.

BEDROOM TWO 3.82m x 2.55m (12'6" x 8'4")

Window to front with superb views towards the Cotswold hills, triple mirror fronted wardrobes, and radiator.

BEDROOM THREE 3.35m x 2.56m (10'11" x 8'4")

Window to rear with pleasant woodland views, and radiator.

BEDROOM FOUR 2.73m x 2.32m plus shelved recess (8'11" x 7'7" plus shelved recess)

Window to front, again with superb views, removable alcove shelving, and radiator.

BATHROOM

Fitted with white ceramic suite of panelled bath with thermostatically controlled mains pressure shower, pedestal wash basin and low level WC, ladder radiator, slate effect cushion vinyl flooring, shaver point and mirror, part panelled and part clad walls, towel storage and hooks, mirrored toiletries cabinet, extractor fan.

EXTERNALLY

To the front there is an attractive garden planted with a lovely variety of plants, fragrant roses, compact fruit trees (apple, plum and pear) and shrubs. A tarmac driveway affording parking for 3-4 cars and a further gated CARPORT area provides secured parking for either a vehicle or bikes and

has partial covering, outside lights, clothes airer and water tap and leads to the GARAGE (7.33m x 3.18m) with up and over door, light and power, work bench, fitted storage cupboards and a door leading to the rear garden. The south facing rear garden is beautifully presented, being fully enclosed with hedging and walling and landscaped to a high standard as an edible kitchen garden with trained fruit bushes including figs and raised beds. Recently constructed CRAFT STUDIO (4.34m x 2.56m) being highly insulated with triple glazed windows and door, power and light. Clad with maintenance free locally grown larch wood with a green roof, this would be ideal for a home office. GREENHOUSE with automatic vents, cold frame, wildlife pond, attractive seating area where views are enjoyed towards Uley Bury Hill Fort. There is a useful outside socket and water butt. To the front there is a LOG STORE with cedar roof shingles and separate kindling store.

AGENT'S NOTE

All mains services are believed to be connected. Tenure: Freehold. Council Tax Band 'D' (£2,360.58 payable.) Broadband: Fibre to the Premises / Fibre to the Cabinet / Asymmetric Digital Subscriber Line For mobile signal and wireless broadband: Please see www.checker.ofcom.org.uk for more information

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.

