



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(93-100) A		(01-05) A	
(81-92) B		(06-10) B	
(69-80) C	69	(11-15) C	
(55-68) D		(16-20) D	
(39-54) E		(21-25) E	
(21-38) F		(26-30) F	
(1-20) G		(31-35) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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None of the statements contained in their particulars as to this property is to be relied on as a statement or representation of fact. Any intending purchasers must satisfy himself by inspection or otherwise as to the correctness of the statements contained in these particulars. The Vendors do not make or give and neither the Agents nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

6 Westfield, Dursley,
GL11 4EP

Price Guide
£600,000



HAVING OUTSTANDING VIEWS THIS DETACHED TOWNHOUSE IS LOCATED CLOSE TO DURSLEY TOWN CENTRE AND HAS AMPLE LIVING SPACE THROUGHOUT INCLUDING SIX BEDROOMS AND COMPRISING: ENTRANCE PORCH, HALLWAY, LOUNGE WITH VIEWS AND SUN BALCONY, FITTED KITCHEN, DINING ROOM, CLOAKROOM, THREE FIRST FLOOR BEDROOMS WITH PANORAMIC VIEWS AND FAMILY SHOWER ROOM, LOWER GROUND UTILITY ROOM, THREE FURTHER BEDROOMS AND PATIO DOORS TO REAR GARDEN, AMPLE OFF STREET PARKING, DETACHED GARAGE, MATURE SPACIOUS GARDENS, OUTSTANDING VIEWS, END OF CUL-DE-SAC POSITION, ENERGY RATING C. COUNCIL TAX BAND E MUST BE SEEN TO BE FULLY APPRECIATED.

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6 Westfield, Dursley, GL11 4EP

SITUATION

No 6 Westfield is located in this sought after cul-de-sac which benefits from panoramic views over the town towards the pleasant nearby countryside. Conveniently located within walking distance of Dursley town centre with its growing range of facilities which include: Sainsbury's supermarket, Boots the chemist and numerous independent retailers, together with a library, swimming pool, sports hall/community centre and Rednock Comprehensive school. Leisure facilities in the area include golf on nearby Stinchcombe Hill and Cotswold Edge, sailing at Frampton on Severn and South Cerney and gliding at Nymphsfield. The adjoining village of Cam has a 'park and ride' railway station with regular services to Gloucester and Bristol with connections to the National Rail Network

DIRECTIONS

From the centre of Dursley proceed out of the town on the A4135 (Kingshill Road) and take the third turning on the left into Woodland Avenue. Proceed up the incline taking the last turning on the right hand side prior to the top of the road onto Westfield and number 6 is located at the head of the cul-de-sac on the right hand side.

DESCRIPTION

This detached family home is located in the heart of Dursley and boasts far reaching views across Dursley and beyond. Having exceptional space throughout and being offered with six bedrooms and well proportioned living space over three floors. The property comprises: entrance porch with welcoming hallway leading to the heart of the house, having open plan kitchen-diner, cloakroom and large lounge with sun terrace and views. A stairway leads to the first floor offering three double bedrooms and family shower room. The lower ground floor provides access to the rear garden and comprises: utility room and three of the six bedrooms making an ideal space for both living and sleeping with the potential of an annexe. The beautifully presented garden is flat to the rear and has been lovingly tended to by the current owners offering excellent outdoor space. The larger than average driveway has ample off street parking and detached single garage.

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).

GROUND FLOOR

PORCH

Useful double glazed entrance porch leading to:

HALLWAY

Partially glazed front door leading to hallway having radiator, storage cupboard, and stairs to first floor and lower ground floor.

KITCHEN/DINER 6.05m x 3.64m max (19'10" x 11'11" max)

KITCHEN AREA 3.64m x 2.73m (11'11" x 8'11")

Having an array of wall and base units with worktops over, inset sink and drainer, oven range with 5 burner stove and large oven below with extractor over, plumbing for dishwasher and space for fridge freezer, double glazed window to front offering views towards Stinchcombe Hill woods, wide opening to:

DINING AREA 3.33m x 2.07m (10'11" x 6'9")

Having dining space with radiator and double glazed picture window to the rear offering elevated views across the escarpment.

LOUNGE 6.19m max x 4.02m narrowing to 3.19m (20'3" max x 13'2" narrowing to 10'5")

Having radiator and triple aspect windows offering panoramic views with double glazed window to front and side and sliding patio door to rear leading out on to a good size wooden balcony/sun terrace with space for entertaining and breathtaking panoramic views across the escarpment.

BALCONY/SUN TERRACE

Leading from the lounge to provide an elevated external space for relaxing and entertaining, stunning views to the rear overlooking the garden and far reaching views beyond.

CLOAKROOM

With WC and hand wash basin, radiator and double glazed window to side.

ON THE FIRST FLOOR

LANDING

Double glazed picture window to side with views across Dursley and beyond. airing cupboard and loft access hatch with loft ladder to partially board loft space.

BEDROOM ONE 4.10m x 2.74m (13'5" x 8'11")

Having built-in wardrobes, radiator and double glazed window to rear offering outstanding views.

BEDROOM TWO 4.10m x 2.74 (13'5" x 8'11")

With useful built-in wardrobe, radiator and double glazed window to front offering views towards Stinchcombe Hill woods.

BEDROOM THREE 3.93m x 2.12m (12'10" x 6'11")

Having built-in storage cupboard, radiator and dual aspect double glazed windows offering stunning views to the side and front.

FAMILY SHOWER ROOM

Having shower cubicle with mains shower, vanity wash basin with storage under, WC, ladder radiator and fully clad walls with double glazed window to rear.

STAIRS TO LOWER GROUND FLOOR

UTILITY SPACE 3.99m x 2.74m (13'1" x 8'11")

Having built-in wall and base units with worktop over, sink, Worcester boiler, door to rear garden and leading to:

INNER HALLWAY

BEDROOM FOUR 4.04m x 2.80m (13'3" x 9'2")

With potential as a bedroom or separate living space having radiator and double glazed patio doors to rear garden.

BEDROOM FIVE 4.84m x 3.20m (15'10" x 10'5")

Subterranean with double glazed window to front, radiator and cupboard housing meters.

BEDROOM SIX 3.28m x 3.20m (10'9" x 10'5")

Double glazed window to front and radiator.

EXTERNALLY

Tucked away at the head of the cul-de-sac a tarmac driveway offers ample off street parking and leads to the front of the property and to the detached GARAGE. A pathway leads through to the side and rear of the property where a large lawned area can be found with an array of shrubs, bushes and trees providing a calm sanctuary and plenty of privacy. A large patio area offers space for al fresco dining and a gravel pathway weaves through the mature trees to several decked areas one with ornamental pond for enjoying. A pathway leads to the side of the property where an additional circular patio can be found with sitting area and steps lead to the greenhouse and on to the front porch.

DETACHED GARAGE 4.90m x 3.15m (16'0" x 10'4")

Having up-and-over door, power and lighting

AGENT NOTES

Tenure: Freehold

Services: All mains services are believed to be connected. There is a water meter.

There is a Wayleave in favour of National Grid.

Council Tax Band: E (£2885.16 payable).

Broadband: 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.

