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17 The Hawthorns, Dursley,  
GL11 5LJ

Asking Price  
**£385,000**



DETACHED FAMILY HOME IN SOUGHT AFTER CU-DE-SAC LOCATION BACKING ONTO FIELDS, ENTRANCE HALL, LIVING ROOM, DINING ROOM, KITCHEN, UTILITY ROOM, CLOAKROOM/WC, FOUR FIRST FLOOR BEDROOMS, MASTER WITH EN-SUITE SHOWER ROOM, FAMILY BATHROOM/3RD WC, PARKING, GARDEN. ENERGY RATING C

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# 17 The Hawthorns, Dursley, GL11 5LJ

## SITUATION

This four bedroom detached house is situated in the very popular Hawthorns cul-de-sac in Cam. The property is within walking distance of the village centre and its range of amenities including: Tesco's supermarket, doctor and dentist surgeries, churches and public houses and a choice of three primary schools. Cam has a popular bowling club and the village also has a Park and Ride railway station with regular services to Gloucester, Bristol and Cheltenham. The adjoining town of Dursley has a wider range of shopping facilities including: Sainsbury's supermarket, library, gym, swimming pool, eighteen hole golf course and secondary schooling. Commuting to the larger centres of Gloucester, Bristol and Cheltenham is made easily accessible via the A38 and M5/M4 motorway network.

## DIRECTIONS

From Dursley town centre proceed north west out of town on the A4135, continuing straight across at the first and second mini roundabouts, at the third mini roundabout take the second exit and proceed down in the incline for approximately 100 metres taking the first turning on the left into Manor Avenue, continue taking the third turning on the left into the Hawthorns and then take the turning left and No.17 will be found on the right hand side.

## DESCRIPTION

This four bedroom detached house was constructed in the early 1990's by Bovis Homes Limited in this popular cul-de-sac. The property backs onto open fields and has four bedroom accommodation with entrance hall, cloakroom/WC, kitchen fitted with a range of wood fronted wall and base units with integrated appliances, utility room, living room with patio door overlooking the rear garden and separate dining room. On the first floor the landing gives access to four bedrooms, the master bedroom having double wardrobe and en-suite shower room, there are three further bedroom along with family bathroom/third WC. The property is located in a very popular location and has enclosed rear gardens, parking and integral garage. The property has extensive sealed unit double glazing and gas fired radiator central heating.

## 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 and Hive thermostat.

## CLOAKROOM

With radiator wash hand basin and WC.

## LIVING ROOM 4.66m x 3.93m (15'3" x 12'10")

Having double radiator, double glazed patio doors, log effect gas fire and double doors leading to:

## DINING ROOM 3.18m x 2.59m (10'5" x 8'5")

Having double glazed window to rear, radiator.

## KITCHEN 3.27m x 2.57m (10'8" x 8'5")

Having a range of wood fronted wall and base units with laminated work surfaces over incorporating sink unit, gas hob with cooker hood over, built-in oven, integrated dishwasher, wall mounted Worcester boiler supplying radiator central heating and domestic hot water, double glazed window, radiator.

## UTILITY ROOM 2.75m x 1.49m (9'0" x 4'10")

Having a range of wood fronted units including base and tall units, stainless steel single drainer sink unit, plumbing for washing machine, double glazed door, radiator.

## ON THE FIRST FLOOR

### LANDING

Having access to loft space, airing cupboard, radiator and double glazed window.

## BEDROOM ONE 3.74m x 2.94m (12'3" x 9'7")

Having double glazed window to rear, double built-in mirror fronted wardrobe, radiator.

## EN-SUITE SHOWER

Having vanity wash hand basin with cupboard under and further wall cupboard, shower cubicle with electric shower, wall cupboard, WC, double glazed window to side.

## BEDROOM TWO 2.96m x 2.94m (9'8" x 9'7")

Having double glazed window to rear, radiator, built-in mirror fronted wardrobe.

## BEDROOM THREE 3.33m x 2.39m (10'11" x 7'10")

Having built-in wardrobe, double glazed window, radiator.

## BEDROOM FOUR 2.49m x 2.39m (8'2" x 7'10")

Having roof light and radiator

## BATHROOM

Having bath with mixer shower tap, WC, wash hand basin, light/shaver point, double glazed window.

## EXTERNALLY

To the front of the property there is driveway and parking leading to GARAGE 5m x 2.54m having up-and-over door. The rear garden is enclosed, has patio, pond, garden shed.

## AGENT NOTES

Tenure:

Services: All mains services are believed to be connected.

Gas fired radiator central heating.

Council Tax Band: E (£2735.96 payable).

The property is subject to Probate, which has been granted.

Restrictive covenant: No caravan or boat to be stored on the property. No commercial vehicles allowed to be stored on the property. No chickens or farm animals with the exception of animals that would normally be expected to be kept in a domestic house.

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](http://www.checker.ofcom.org.uk) for more information

## VIEWING

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

## 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.

