



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
75	85		

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20 Brownings Lane, Dursley,  
GL11 4GD

Price Guide  
£315,000



FOUR BEDROOM SEMI-DETACHED TOWNHOUSE IN TUCKED AWAY END OF CUL-DE-SAC POSITION, WITHIN WALKING DISTANCE OF TOWN CENTRE AND LOCAL COUNTRY WALKS, GARAGE PLUS PARKING, ENTRANCE HALLWAY WITH CLOAKROOM, KITCHEN/DINER, FIRST FLOOR LIVING ROOM AND BEDROOM WITH EN-SUITE, THREE FOP FLOOR BEDROOMS AND BATHROOM/3RD WC, ENCLOSED REAR GARDEN.  
ENERGY RATING: C.

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# 20 Brownings Lane, Dursley, GL11 4GD

## SITUATION

This spacious four bedroom house offers flexible accommodation and is superbly situated in Brownings Lane which is a popular cul-de-sac on the outskirts of Dursley. The area borders one designated as an Area of Outstanding Natural Beauty yet is within a few minutes drive of Dursley town centre with its range of amenities including: Sainsbury's supermarket, independent retailers, doctors and dentists surgeries, swimming pool and library, within walking distance there is also a mini market along with Dursley primary school and comprehensive schooling can be found in Dursley town centre, commuting to the larger centres of Gloucester, Bristol and Cheltenham being made easily accessible via the A38 and M5/M4 motorway network. Cam has 'Park and Ride' railway station with onward connections to the National Rail network.

## DIRECTIONS

- From Dursley town centre proceed out of the town in an easterly direction on the A4135 through Silver Street and continue to the mini roundabout taking the first exit and then bearing left on the B4066 signposted Uley, take the first turning left into Listers Road and then next right into Brownings Lane. Proceed 100 meters taking the third turning on the right continuing onto Brownings Lane and number 20 will be found at the end of the cul-de-sac straight ahead.

## DESCRIPTION

Constructed in 2008, this property has been in the same ownership since new and offers a spacious four bedroom semi-detached townhouse in a tucked away end of cul-de-sac position. This home benefits from garden with side access, driveway parking with garage. Internally, the property briefly comprises; entrance hallway with cloakroom, kitchen/diner to rear with access to garden. On the first floor is the living room and master bedroom which has en-suite. To the top floor there are two further double bedrooms, one single and 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).

## CANOPY PORCH

## ENTRANCE HALLWAY

Double glazed front door, radiator, stairs to first floor, storage cupboard.

## KITCHEN/DINER 5.00m x 3.50m narrowing to 2.66m (16'4" x 11'5" narrowing to 8'8")

Fitted kitchen with base and wall units, roll top laminate work surface over, space and plumbing for washing machine and dishwasher, space for American fridge freezer, space for large gas oven, hood over, one and half bowl stainless steel sink and drainer, radiator, double glazed window and French doors to rear.

## CLOAKROOM

Low level wc, wash hand basin with pedestal, double glazed window to front, radiator.

## ON THE FIRST FLOOR

## LANDING

Stairs to top floor, radiator, double glazed window to side.

## LIVING ROOM 5.00m (max) x 3.64m (max) (16'4" (max) x 11'11" (max))

Double glazed window and Juliet balcony to rear, radiator.

## BEDROOM ONE 3.56m x 3.00m (11'8" x 9'10")

Double glazed window to front, built in wardrobe, door to:

## EN-SUITE SHOWER ROOM

Shower cubicle with mixer, low level wc, wall mounted wash hand basin, double glaze window to front, radiator.

## ON THE TOP FLOOR

## LANDING

Radiator, double glazed window to side.

## BEDROOM TWO 3.90m (max) x 2.84m (12'9" (max) x 9'3")

Double glazed window to front, radiator, storage cupboard.

## BATHROOM

Bath with shower off tap, low level wc, wash hand basin with pedestal.

## BEDROOM THREE 3.10m x 2.92m (10'2" x 9'6")

Double glazed window to rear, radiator, access to loft space.

## BEDROOM FOUR 2.74m x 1.98m (8'11" x 6'5")

Double glazed roof light, radiator.

## EXTERNALLY

To the rear of the property there is a flagstone patio with steps leading up to laid to lawn garden enclosed by wood panel fencing. Side access leads to front which has driveway parking for one car leading to GARAGE.

## AGENTS NOTE

Tenure: Freehold.

All mains services are believed to be connected.

Council Tax Band: D (£2360.58 payable).

Broadband: Overhead/underground wire (not fibre).

For mobile signal and wireless broadband: Please see [www.checker.ofcom.org.uk](http://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.

