



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	B	A	B
B	C	B	C
C	D	C	D
D	E	D	E
E	F	E	F
F	G	F	G
G		G	

Energy Efficiency Rating: 74 (Current), 54 (Potential)
Environmental Impact (CO₂) Rating: A (Current), B (Potential)

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32 Five Acres Dursley GL11 4JP

Price Guide
£495,000



DETACHED FAMILY HOME WITH NO ONWARD CHAIN, LOCATED IN THE SOUGHT AFTER AREA OF FIVE ACRES. BOASTING FABULOUS VIEWS AND CLOSE TO TOWN CENTRE. THE PROPERTY HAS BEEN UPGRADED AND COMPRISES: ENTRANCE HALLWAY, CLOAKROOM, LARGE LOUNGE, SEPARATE DINING ROOM, KITCHEN, FOUR BEDROOMS, MASTER WITH EN-SUITE, BATHROOM, AMPLE STORAGE AND INTEGRAL GARAGE WITH UTILITY AREA, FRONT AND REAR GARDENS WITH STUNNING VIEWS AND DRIVEWAY HAVING OFF STREET PARKING. OIL CENTRAL HEATING. ENERGY RATING: E MUST BE SEEN TO BE FULLY APPRECIATED.

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32 Five Acres, Dursley, GL11 4JP

SITUATION

The property is situated within a few minutes walk of Dursley town centre with its range of shopping facilities including Sainsbury's supermarket, numerous independent retailers, library, swimming pool, doctors and dentist surgeries, public houses and restaurants along with 'The Pulse' leisure centre and Rednock Comprehensive School. Cam and Dursley also have a choice of four primary schools. Dursley is well placed for travel throughout the South West via the A38 and M4/M5 motorway network. 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. The property is situated in an elevated position with outstanding views over the town and to the escarpment beyond. The area is designated as one of Outstanding Natural Beauty with numerous country walks close at hand.

DESCRIPTION

This well presented detached family home is located in the sought after area of Five Acres and is offered with NO ONWARD CHAIN. The property has been recently redecorated and is located in an enviable position with fantastic views and has a spacious living arrangement throughout. This welcoming family home is offered with two good size reception rooms, kitchen and cloakroom, with four bedrooms located on the lower ground floor, master with ensuite and there is a separate bathroom. Externally a driveway offers off street parking and has private front garden with side access to the good size rear garden with views. The property is within walking distance to Dursley Town Centre and has a recently replaced boiler, new carpets and redecoration throughout. This property must be seen to be fully appreciated. EPC E Council tax band E

DIRECTIONS

From Dursley town centre the property can be found either by foot or by car. From the traffic lights in the town centre proceed through May Lane bearing right and then immediately passing the doctors surgery on the left hand side. Continue for approximately 15 metres turning right

into Five Acres. Continue up the incline bearing round to the left and Number 32 will be found on the left hand side towards the head of the cul de sac.

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 HALLWAY

Having upvc glazed front door and glazed side screen, newly fitted carpet and redecoration, radiator and stairs leading to the lower ground floor.

CLOAKROOM

Having w/c and wash basin, newly fitted vinyl flooring and redecoration, and double glazed window to front.

LOUNGE 5.76m x 3.67m (18'10" x 12'0")

Welcoming space with ample room for relaxing and with superb views across the escarpment and Stinchcombe Hill Woods, the vendors have recarpeted and redecorated to give a calm neutral feel to this splendid room with triple aspect windows with scenery to enjoy.

DINING ROOM 3.62m x 2.71m (11'10" x 8'10")

A perfect entertaining space, having been redecorated and recarpeted and having double glazed window to rear with exceptional views to enjoy. A door leads to:

KITCHEN 2.86m x 2.72m (9'4" x 8'11")

With an array of wall and base units and ample worktop over with inset sink and drainer, built in double oven with four ring electric hob, and extract over, a double glazed window offers stunning views across the fields and to Stinchcombe Hill woods.

STAIRS TO LOWER GROUND FLOOR

Stairs lead to:

HALLWAY

Having been redecorated and re-carpeted throughout and

offering ample storage with spacious under stair cupboard and additional built in storage cupboard and radiator.

MASTER BEDROOM 4.35m widening to: 5.7m into door recess x 2.88m (14'3" widening to: 18'8" into door recess x 9'5")

Good size room having radiator and double glazed window to side and rear with woodland views, well presented with newly fitted carpet and neutral decoration. and door leading to:

EN-SUITE

Modern shower room having shower cubicle with mains shower, vanity washbasin and w/c, ladder radiator and fully tiled surround.

BEDROOM TWO 3.48m x 2.77m (11'5" x 9'1")

Redecorated and carpeted with radiator and double glazed window to rear with views.

BEDROOM THREE 2.74m x 2.72m (8'11" x 8'11")

Redecorated and carpeted with radiator and double glazed window to rear with views.

BEDROOM FOUR 2.60m widening to 3.61m into door recess x 2.15m (8'6" widening to 11'10" into door recess x 7'0")

Having been redecorated and with newly fitted carpets along with double glazed window to side and radiator.

BATHROOM

Suite comprises: bath with shower tap, pedestal wash basin, w/c and radiator, partially tiled walls and double glazed window to rear.

GARAGE

With up and over door to front and integral door from kitchen at rear. This useful space has a double glazed window to side and external door leading to the rear garden. A small utility area at the rear of the garage can be accessed via the kitchen door with plumbing for washing machine, airing cupboard housing hot water tank and recently fitted brand new oil boiler.

EXTERNALLY

Having driveway to front with off street parking and pathway leading to front door. A well establish front garden with lawned area edged by shrubs and trees and low level brick wall, a side gate provides access to the rear garden with steps leading down to a good size lawned area edged by mature trees and shrubbery and having fabulous views towards Stinchcombe Hill Woods.

AGENT NOTES

Tenure: Freehold
NB: Property is unregistered and would be subject to first registration.
Services: Mains Water and Electric are believed to be connect.
Heating: Oil
Council Tax Band: E (£2885.16 payable).
Rights of way: None
Listed: No
Flood risk area and flooded in last 5 years: No
Restrictions/covenants: No
Conservation area: No
Cladding: No
Broadband: Fibre to the Cabinet
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.

