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Stonecroft, 24 Draycott Crescent, Dursley,  
GL11 5LW

Offers Over  
£300,000



TUCKED AWAY ON A SUBSTANTIAL CORNER PLOT, THIS WELL PROPORTIONED SEMI-DETACHED PROPERTY IS IN NEED OF SOME UPDATING. COMPRISING: ENTRANCE PORCH, SPACIOUS LOUNGE WITH WOODBURNING STOVE, KITCHEN/FAMILY ROOM WITH WALK IN PANTRY, UTILITY/BOOT ROOM, DOWNSTAIRS CLOAKROOM, THREE FIRST FLOOR DOUBLE BEDROOMS WITH STORAGE, FAMILY BATHROOM. EXTERNALLY THERE IS A LARGE DRIVEWAY TO FRONT AND ENCLOSED SIDE AND REAR GARDEN OVERLOOKING FIELDS. THE PROPERTY HAS GAS CENTRAL HEATING, ENERGY RATING D, COUNCIL TAX BAND B AND MUST BE SEEN TO BE TRULY APPRECIATED.

**01453 544500**

31 Parsonage Street, Dursley  
Gloucestershire, GL11 4BW

**bennettjones.co.uk**

sales@bennettjones.co.uk





# Stonecroft, 24 Draycott Crescent, Dursley, GL11 5LW

## SITUATION

Draycott Crescent is situated close to the centre of Cam Village, which offers a growing range of services including Tesco's supermarket, independent retailers, doctors and dentist surgeries. The property is within a short drive of the A38 and the Park and Ride Railway Station in nearby Box Road, which provides regular services to Gloucester and Bristol and onward connections to the national rail network. Cam village has a choice of three primary schools and the old market town of Dursley sits on the edge of the Cotswold escarpment and offers secondary schooling at Rednock Comprehensive School along with a wider range of shopping facilities including Sainsbury's supermarket., recreational facilities include swimming pool, sports centre and golf course at Stinchcombe Hill.

## DIRECTIONS

If travelling from Dursley, proceed out of the town on the A4135 (Kingshill Road) and continue down Cam Pitch in the centre of the village. At the mini roundabout near the Tesco superstore, turn left and proceed along the High Street, take the 3rd left into Manor Avenue and Draycott Crescent is next right. Bear to left before the small triangular green and no. 24 can be found in the top corner.

## DESCRIPTION

This 'gem' of a property occupies an excellent position within Draycott Crescent, tucked away within a corner plot. Having been in the same ownership for a number of years the property offers exceptional space both internally and externally. This versatile family home does require modernising throughout and comprises: entrance porch, cosy but spacious through lounge, open plan kitchen/family room, downstairs cloakroom and utility/boot room leading to good size garden. On the first floor, there are three double bedrooms all with built in storage and a family bathroom. Externally, there is a large driveway to the front offering ample off street parking and substantial side and rear garden with views across open fields.

## 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 PORCH

Upvc door and side screens leading to inner door.

## LOUNGE 5.47m x 3.16m (17'11" x 10'4")

Tranquil space with attractive parquet flooring, radiator, wood burning stove and dual aspect double glazed window to front and patio doors to rear offering a bright and airy feel.

## OPEN PLAN KITCHEN/FAMILY ROOM 5.43m (max) x 4.7m (max) (17'9" (max) x 15'5" (max))

Versatile space has a real cottage feel with dual aspect double glazed window to front and rear with views over the garden, having a range of wall and base units with sink and drainer, plumbing for dishwasher and fridge/freezer and useful walk in pantry, the space opens to the dining and family area with radiator and Aga, stairs to first floor and side door leads to:

## UTILITY/BOOT ROOM 3.06m x 2.87m (10'0" x 9'4")

Double glazed window to side and rear, radiator worktop with plumbing for washing machine underneath, space for additional appliances, good sized storage cupboard with shelving, access to the rear garden.

## WC

Double glazed window to front, sink and WC.

## ON THE FIRST FLOOR

## LANDING

Double glazed window to rear with attractive views over open fields, access to loft space, built-in cupboard housing boiler (installed approximately two years ago).

## BEDROOM ONE 3.67m (max) x 3.19m (max) (12'0" (max) x 10'5" (max))

Spacious with double glazed window to front, built-in wardrobe and over stair cupboard and radiator.

## BEDROOM TWO 3.67m x 2.88m (12'0" x 9'5")

Double glazed window to front, built-in storage cupboard and radiator.

## BEDROOM THREE 2.75m x 2.51m (9'0" x 8'2")

Double glazed window to rear with views across fields, radiator, built-in cupboard, and versatile large walking eaves storage space, having been boarded and with power, light and window.

## BATHROOM

White suite comprising: bath with electric shower over, vanity wash hand basin with storage under, WC, fully tiled and with radiator.

## EXTERNALLY

To the front of the property a gravelled driveway offers exceptional off street parking space and a pathway leads to the front porch. A wooden gate provides access to the side and enclosed rear garden with space for sheds and retaining wall, there is a good size patio area to the rear with small retaining wall and steps to large lawned area overlooking fields and edged by shrubs, trees and fencing.

## AGENT NOTES

Tenure: Freehold

Services: All mains services are understood to be

connected.

Council Tax Band: B (£1741.06 payable).

Broadband: Asymmetric Digital Subscriber Line

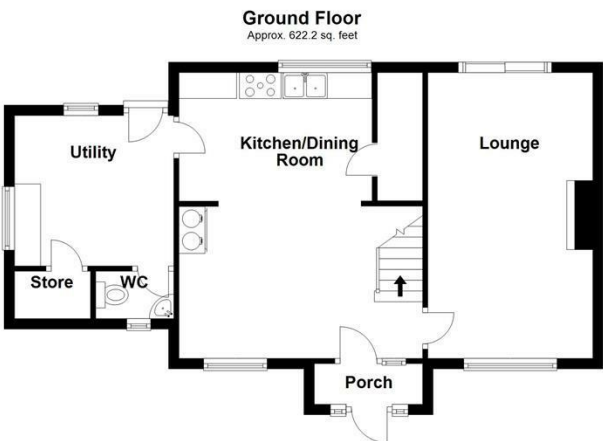
For mobile signal and wireless broadband: Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) for more information

## 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.



Main area: Approx. 101.5 sq. metres (1093.0 sq. feet)

Plus storage, approx. 9.4 sq. metres (100.8 sq. feet)

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