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10 Lawrence Grove, Dursley,
GL11 4EY

Price Guide
£320,000



BEAUTIFULLY PRESENTED AND RECENTLY EXTENDED END TERRACED PROPERTY. HAVING EXCEPTIONAL LIVING SPACE THROUGHOUT. COMPRISING: ENTRANCE HALLWAY, LOUNGE, BESPOKE OPEN PLAN KITCHEN WITH FAMILY DINING ROOM, UTILITY ROOM, AND SEPARATE CLOAKROOM, THREE FIRST FLOOR BEDROOMS AND UPPGRADED BATHROOM. EXTERNALLY, A DRIVEWAY OFFERS OFF-STREET PARKING TO THE FRONT AND GOOD SIZE ENCLOSED GARDEN TO THE REAR, WITH DECKED VERANDA, PATIO AREA AND BESPOKE UNDERCOVER OUTDOOR LIVING SPACE WITH BUILT IN SHED. GAS CENTRAL HEATING, DOUBLE GLAZING. THIS PROPERTY IS A MUST SEE! EPC D, TAX BAND B.

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10 Lawrence Grove, Dursley, GL11 4EY

SITUATION

This extended and extremely well presented family home is situated in the heart of Lawrence Grove, a popular residential area between Cam and Dursley centres. The property is within a few minutes walk of Dursley town centre which offers a wider range of shopping facilities along with primary and secondary schooling close to hand. The town also has a library, leisure centre, including gym and swimming pool, there is a local 18 hole golf course and bowling green, along with Sainsbury's supermarket and a good range of local retailers. Commuting to the larger centres of Gloucester, Bristol and Cheltenham is made easily accessible via the A38 and M5/M4 motorway network. Cam has a 'Park and Ride' railway station with regular services to Gloucester, Bristol and Cheltenham and onward connections to the National Rail network

DESCRIPTION

This 1930s extended end terraced house has been upgraded to maximise family living space and to a high specification. On entering the property you are greeted by a spacious entrance hallway with bespoke storage solutions, lounge to the front and leading to the open plan kitchen/dining areas providing a 'wow factor within the property. The kitchen was upgraded in 2021 with a range of wall and base units, breakfast bar with storage leading into the family dining area. The feeling of space continues into the extended part of the property with velux windows and bespoke sliding doors which allow for plenty of natural light and views over the rear garden. Off the kitchen there is a utility room and separate cloakroom. On the first floor are three good size bedrooms, modern family bathroom and loft access. Externally, the property has driveway parking to the front and at the rear of the property there is a generous sized garden with decked veranda, separate patio area, wood chipped area leading to bespoke 'Outdoor Living Space' with built in shed . Access to the rear of the property and under house storage via the useful service lane.

DIRECTIONS

From Dursley town centre proceed North West out of town on the A4135 passing Rednock school on the right hand side and the Fire Station and take the next turning left. Proceed to the unmarked T junction turning right into Jubilee Road and bearing left into Lawrence Grove. The property will be found after approximately 40 metres on the left hand side.

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

Leading into:

ENTRANCE HALLWAY

Composite front door, leads to a welcoming entrance having modern

radiator, built-in cupboard housing meters, an array of attractive bespoke storage cupboards with wooden sideboard and an oak sliding door to the spacious understairs cupboard, stairs to first floor.

LOUNGE 4.53m x 2.86m (14'10" x 9'4")

Versatile space currently used as a family lounge and office space, having double glazed bay window to front, modern radiator, and built in cabinets.

OPEN PLAN KITCHEN/FAMILY DINING ROOM

KITCHEN AREA 3.77m x 2.85m (12'4" x 9'4")

Constructed in 2021 this bespoke kitchen has a range of built-in blue shaker style wall and base units with attractive wooden worktops and breakfast bar over with one and a half bowl sink and drainer, built-in double oven, four ring ceramic hob unit with extractor over, integral fridge/freezer and dishwasher, and pull out recycle bins and carousel unit and drawers, leading to:

DINING/FAMILY ROOM 5.01m x 3.61m (16'5" x 11'10")

This 'WOW' factor space comes into its own having built-in storage cupboards off the breakfast bar, radiator, skylights and bespoke modern bifold sliding doors with integral blinds, offering a bright and airy feel to this luxury family space and opening out onto the spacious decked veranda and garden beyond.

CLOAKROOM

Having a radiator, built-in w/c and vanity wash hand basin with storage under.

UTILITY ROOM 1.51m x 1.28m (4'11" x 4'2")

Useful space has been adapted to blend in with the modern kitchen units, but tucked away behind the attractive oak door and having blue wall units, wooden worktop with plumbing and space for a washing machine and additional appliance, the versatile room has part tiled walls, power and lighting.

ON THE FIRST FLOOR

LANDING

Double glazed window to side, access to loft space having partially boarded floor and loft ladder.,

BEDROOM ONE 4.67m (max) x 2.73m (max) (15'3" (max) x 8'11" (max))

Double glazed bay window to front, radiator. and built in wadrobes.

BEDROOM TWO 3.01m (widening to 3.38m into door recess) x 2.55m (9'10" (widening to 11'1" into door recess) x 8'4")

Having radiator, and double glazed window to rear with views across the escarpment.

BEDROOM THREE 2.94m (max) x 2.31m (max) (9'7" (max) x 7'6" (max))

Double glazed window to front, upgraded radiator and useful over stair built-in storage cupboard.

BATHROOM

Having been upgraded and comprising: bath with mains shower over and shower screen, vanity wash hand basin with storage under, WC, attractive tiling, ladder radiator, and double glazed window to side.

EXTERNALLY

To the front of the property is an attractive gravelled driveway with off street parking and steps to front door. There is a good size enclosed rear garden with spacious decked veranda edged by ballustrade fencing, steps lead down to patio area and pathway to woodchip area edged by railway sleeper and leads onto a bespoke UNDERCOVER OUTDOOR LIVING SPACE with power and enclosed SHED (measuring 5.76m x 3.76m in total including shed). The rear garden is enclosed by fencing on either side. and can be accessed via the service lane along with under house external storage area.

AGENT NOTES

Tenure: Freehold
Services: All mains services are understood to be connected.
Council Tax Band: B (£1836.01 payable).
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 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.

