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4 Cedar Drive Dursley GL11 4EB

Price Guide
£585,000



THIS SUBSTANTIAL DETACHED FIVE BEDROOM FAMILY HOME OFFERS EXCEPTIONAL SPACE THROUGHOUT AND IS SITUATED ON A CORNER PLOT IN THE DESIRABLE AREA OF CEDAR DRIVE. HAVING BEEN UPGRADED BY THE CURRENT OWNERS AND COMPRISING: ENTRANCE PORCH, HALLWAY, LOUNGE WITH WOODBURNING STOVE, KITCHEN-DINING ROOM, SEPARATE FAMILY ROOM, UTILITY AND CLOAKROOM, THE FIRST FLOOR OFFERS FOUR GOOD SIZE BEDROOMS, EN SUITE AND ADDITIONAL FAMILY BATHROOM, THE SECOND FLOOR HAVING EXCLUSIVE 'MASTER SUITE' WITH AMPLE BUILT IN STORAGE, LANDING STORAGE AND SECOND EN SUITE. EPC C, COUNCIL TAX BAND E. PROPERTIES IN THIS LOCATION WITHIN CLOSE PROXIMITY TO THE TOWN CENTRE RARELY BECOME AVAILABLE AND WE RECOMMEND A VIEWING AT YOUR EARLIEST OPPORTUNITY.

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SITUATION

This family home is situated on Cedar Drive, which is a popular cul-de-sac within a short walk of Dursley town centre. The property offers beautiful views to the surrounding countryside and backs onto the Cotswold Escarpment, which is designated as an Area of Outstanding Natural Beauty. Dursley town has a good range of shopping facilities including Sainsbury's supermarket, independent retailers and restaurants. Leisure facilities include library, swimming pool, fitness centre/gymnasium and 18 hole golf course at Stinchcombe Hill. Also, within a short walk is Rednock Comprehensive School and Dursley and Cam have a choice of four primary schools. Commuting to the larger centres of Gloucester, Bristol and Cheltenham is made accessible via the A38 and M5/M4 motorway network. Cam and Dursley 'Park and Ride' railway station can be found in Box Road, Cam and the station has onward connections to the national rail network.

DIRECTIONS

From Dursley town centre proceed north west out of town on the A4135, taking the first turning on the left hand side into Cedar Drive and the property will be located in the corner location on the left hand side up the slope.

DESCRIPTION

This impressive five bedroom family home has been modernised over time and offers exceptional space over three well proportioned levels with Evohome smart heating system. Located within the sought after area of Cedar Drive the property is in easy reach of Dursley town and Stinchcombe hill woods making its location extremely versatile for families looking for close proximity to town but with a semi-rural feel. The property briefly comprises of a welcoming entrance porch, inner hallway, lounge with woodburning stove, open plan kitchen/dining room, separate family room and utility. On the first floor there are three double bedrooms and a single bedroom, along with an ensuite and separate family bathroom. The master suite is on the second floor and is spacious with excellent storage solutions and ensuite shower room. Externally there is a good size driveway to the side of the property with storage areas and an attractive lawned area to the front with ornamental tree which sits proud of the front door and a pathway leads to the side giving access to the enclosed rear garden, having south westerly views across the escarpment and towards Stinchcombe Hill Woods. Properties in this location within close proximity to the town centre rarely become available and we recommend a viewing at your earliest opportunity.

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).



ON THE GROUND FLOOR

ENTRANCE PORCH

Welcoming entrance having composite front door, double glazed windows and versatile bench seat incorporating shoe storage and leading to:

INNER HALLWAY

Having partially glazed inner door, radiator and stairs leading to the first floor.

FAMILY ROOM/STUDY 2.36m x 4.98m (7'8" x 16'4")

This versatile second reception room offers additional office or family entertaining space, having built in cupboard, radiator and dual aspect double glazed windows to side and front offering ample light.

CLOAKROOM

Having double glazed window to side, low level WC, wash hand basin, radiator, and attractive stone tile flooring.

LOUNGE 3.67m x 4.66m (12'0" x 15'3")

Beautifully presented with attractive stone fireplace with woodburning stove, radiator, dual aspect double glazed windows to front and side give a light and airy feel with views across the escarpment, a door leads into:

OPEN PLAN KITCHEN/DINING ROOM 3.61m x 7.45m (11'10" x 24'5")

Being the 'hub' of the house, this open plan kitchen-dining room offers a seamless flow from start to finish, having Kardean limestone effect flooring. The kitchen area is offered with an array of wall and base units with continuous Corian worktop over, one and a half sink bowl and drainer, plumbing for dishwasher and space for freestanding oven/range, with extractor over. An under stairs cupboard offers additional storage and a double glazed window provides views across the rear garden and woodlands beyond, the breakfast bar provides a casual entertaining space and leads to the good sized dining area, being a comfortable and inviting space for enjoying family meals, the internal door from the lounge and double glazed patios doors leading out onto the external decking area enable the whole space to feel connected when cooking or relaxing with friends.

UTILITY ROOM 1.91m x 4.28m (6'3" x 14'0")

Having a range of wall and base units, stainless steel sink and drainer, ceiling mounted clothes dryer, 'Ideal' gas fired boiler, plumbing for washing machine and space for tumble dryer, Kardean limestone effect flooring flows from the kitchen, two sky lights offering light and a double glazed door to side providing external access.



ON THE FIRST FLOOR

LANDING

Having airing cupboard and stairs leading to top floor, a double glazed picture window to side provides grandeur to the attractive staircase and provides an excellent flow of daylight to ground and first floor landing spaces.

BEDROOM TWO 3.66m (max) x 5.36m (narrowing to 3.00m) (12'0" (max) x 17'7" (narrowing to 9'10"))

Mirrored double wardrobes lead through to a good sized room with radiator and double glazed window to front with views towards Cam Peak and an internal door leads to:

EN SUITE SHOWER ROOM

Modern suite having shower cubicle with electric shower, WC with built in cistern and vanity wash hand basin with ample storage, ladder style radiator and extractor.

BEDROOM THREE 3.66m x 3.99m (12'0" x 13'1")

Spacious with radiator and double glazed window to front with views towards Cam Peak.

BEDROOM FOUR 3.66m x 3.58m (12'0" x 11'9")

With built in wardrobes, radiator and double glazed window to rear with views towards Stinchcombe Hill woods.

BEDROOM FIVE 3.68m x 1.80m (12'1" x 5'11")

With radiator, built in shelving and double glazed window to rear overlooking rear garden and woodlands beyond. Currently being used as an office.

BATHROOM

Modern suite comprising of freestanding roll top design bath with mains shower over, shower screen, built in WC with concealed cistern and vanity wash hand basin with storage under and to the side, ladder style radiator, partially tiled walls and flooring, double glazed window to side.

ON THE TOP FLOOR

LANDING

Having skylight window, convenient built-in storage with additional easy to access and boarded roof storage.

MASTER BEDROOM 4.14m (max) x 5.00m (reducing into eaves) (13'7" (max) x 16'5" (reducing into eaves))

This tranquil space has well thought out storage solutions with bespoke built in wardrobes with sliding doors and additional eaves storage, radiator and four well spaced out skylights offering ample light throughout and having views of woodlands to the rear.



EN SUITE SHOWER ROOM

Well designed suite comprising shower cubicle with mains shower over, radiator, WC and vanity wash hand basin, bespoke built in storage with attractive sliding doors, partially tiled walls and floor, skylight providing a bright feel, extractor fan, and inset ceiling spotlights.

EXTERNALLY

To the front of the property there are lawned gardens with ornamental tree and Cotswold stone walling. A tarmacadam driveway leads to the side of the property providing generous off street parking, EV charging point (by separate negotiation), large storage shed, additional under decking storage area and two external power points. A small pathway and steps lead to the front door and on to a small wooden picket fence and side gate providing access to the wood store and enclosed rear garden with raised flower bed, a good size patio area, attractive pergola and decking area for al fresco dining and being south westerly facing provides a real sun trap with views towards Stinchcombe Hill woods and across the escarpment towards Dursley town centre and Uley Bury. The spacious lawned area leads to the attractive Cotswold stone walling with steps and pathway and further grass area, edged by shrubs, hedgerow and trees.

AGENT NOTES

Tenure: Freehold
Services: All mains services are believed to be connected
Council Tax Band: E
Broadband: Overhead/underground wire to house, fibre available in road.
For mobile signal: 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.

