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7 Valley View, Dursley,
GL11 5RB

Price Guide
£400,000



EXTENDED FOUR BEDROOM SEMI-DETACHED HOUSE, GARAGE CONVERSION PROVIDING SPACIOUS FAMILY ACCOMMODATION, OUTSTANDING VIEWS TO REAR ACROSS TO CAM PEAK AND SURROUNDING HILLSIDES, ENTRANCE HALL, LIVING ROOM, OFFICE/STUDY, UPDATED KITCHEN, CLOAKROOM, DINING ROOM, GARDEN ROOM/4TH RECEPTION, FOUR FIRST FLOOR BEDROOMS, MASTER WITH SPACIOUS EN-SUITE, BATHROOM/3RD WC, GOOD SIZED REAR GARDEN WITH SPLENDID VIEWS, PAVED DRIVEWAY PROVIDING AMPLE PARKING. ENERGY RATING D

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SITUATION

This attractive bay fronted semi detached house is situated in this pleasant cul-de-sac in the popular Summerhayes area of Cam. The property has outstanding views towards Cam Peak and Cam Long Down and is situated mid way between Cam and Dursley. The property is located ideally for both centres. Cam has Tesco supermarket along with a range of local retailers and a choice of three primary schools. Dursley town offers a wider range of shopping facilities including Sainsbury's supermarket and comprehensive schooling. The property is well placed for commuting to the larger centres of Gloucester, Bristol and Cheltenham via the A38 and M5/M4 motorway network. Cam has a 'park and ride' railway station with onward connections to the National Rail Network.

DESCRIPTION

This spacious and extremely well positioned property was constructed in the 1950's and has been previously extended and more recently extended further to rear and now also benefits from a garage conversion. The property has extensive newly fitted double glazing, new kitchen, The accommodation briefly comprises entrance hallway, living room, office/study, dining room, vaulted ceiling garden room, updated kitchen and cloakroom. On the first floor there are four bedrooms, the master having an en-suite shower room and a family bathroom. The good sized rear garden makes an ideal space to relax and enjoy the splendid location of this property benefiting from stunning views to Cam Peak and the surrounding countryside.

DIRECTIONS

If travelling from Dursley town centre proceed north west out of town on the A4135 Kingshill Road proceeding straight across at the first and second mini roundabouts then taking the second turning on the right into The Drive and proceed for approximately 200 metres bearing right and continue taking the first turning on the right into Valley View and the property will be found towards the head of the cul-de-sac 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).

ENTRANCE HALL

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

LIVING ROOM

Double glazed window to front, radiator.

OFFICE/STUDY

Double glazed window to front, radiator.

KITCHEN 4.56 x 3.09 (15'0" x 10'2")

Fitted kitchen with base and wall units, stone work surface over, electric oven and hob with hood over, sunken sink, space for American fridge freezer, space and plumbing for washing machine, double glazed window and door to rear, larder cupboard.

CLOAKROOM

Having low level wc, wash hand basin.

DINING ROOM

Radiator, double glazed sliding door to:

GARDEN ROOM

Vaulted ceiling with three double glazed Velux windows, double glazed door to side, double glazed French doors to garden.

ON THE FIRST FLOOR

LANDING

Having access to insulated roof space which is extensively boarded.

BEDROOM ONE 5.79 x 3.05 (19'0" x 10'0")

With laminate flooring, double glazed window and radiator.

EN-SUITE SHOWER ROOM 3.19 x 1.97 (10'6" x 6'6")

With double shower cubicle, low level wc, wash hand basin, double glazed window and radiator.

BEDROOM TWO 4.17 x 3.49 (13'8" x 11'5")

With double glazed bay window and radiator.

BEDROOM THREE 4.12 x 3.35 (13'6" x 11'0")

With double glazed window and radiator. Cupboard housing Vaillant gas fired boiler.

BEDROOM FOUR 2.42 x 1.99 (7'11" x 6'6")

With double glazed window and radiator.

BATHROOM

Contemporary white suite comprising, panelled bath, low level wc, wash hand basin with storage under, double glazed window and ladder radiator.

EXTERNALLY

To the front of the property there is an attractive pavioured driveway offering parking for three/four cars. A side gate gives access to the rear garden which has a large flagstone patio and offers spectacular views towards Cam Peak, steps lead down to grassed and garden area with shrubs, trees and enclosed by fencing.

AGENTS NOTE

All mains services are believed to be connected.

Tenure: Freehold

Council Tax Band: 'C' (£1,989.79 payable)

Broadband: Asymmetric Digital Subscriber Line

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.

