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30 Kingshill Road, Dursley,
GL11 4EH

Price Guide
£585,000



IMPRESSIVE FOUR BEDROOM DETACHED FAMILY HOME IN EXTREMELY POPULAR LOCATION WITH GARAGE PLUS PARKING, SET BACK FROM ROAD WITH GOOD SIZED FRONT AND REAR GARDENS, EXTENDED TO REAR WITH SCOPE FOR FURTHER EXTENSION (STTP), THREE RECEPTION ROOMS PLUS OFFICE/STUDY, ENTRANCE HALLWAY, STUDY, SPACIOUS LIVING ROOM, DINING ROOM, KITCHEN, UTILITY ROOM, OFFICE/PLAYROOM, FOUR FIRST FLOOR BEDROOMS, BATHROOM WITH BATH AND LARGE SHOWER CUBICLE, GOOD-SIZED REAR GARDEN WITH GATED ACCESS TO DRIVEWAY AND DETACHED DOUBLE GARAGE. ENERGY RATING: E.

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30 Kingshill Road, Dursley, GL11 4EH

SITUATION

This extended detached home is situated on Kingshill Road which is a very popular residential area between Cam and Dursley centres. The property is within a short level walk of a range of local shops including Lidl supermarket and Rednock comprehensive school is also close at hand. Dursley town centre has a wider range of shopping facilities including Sainsbury's supermarket and a range of local traders. Dursley and Cam have a choice of four primary schools and the larger centres of Gloucester, Bristol and Cheltenham are easily accessible via the A38 and M5/M4 motorway network. Cam has a Park and Ride railway station with onward connections to the National Rail Network.

DIRECTIONS

From Dursley town centre proceed North West out of town on the A4135 passing Rednock school on the right hand side and the property will be located on the left hand side, set back from the road by the bus shelter. The driveway is located up a track which leads to the driveway and garage for the property with additional parking within the secure boundary.

DESCRIPTION

This 1960s family home has been in the same ownership for approximately 50 years. Extended to the rear with further potential to extend the property which is made possible by the good-sized plot with this particular position and location being ideal for adding further value to this already spacious property. There is a shared driveway which leads to the rear driveway and detached double garage. Gated access leads to the enclosed good-sized rear garden with a further lawned garden to front. Internally, the property briefly comprises; entrance hallway, study, living room, dining room, kitchen, utility room, cloakroom and office/play room. On the first floor there are four bedrooms and a family bathroom. The property benefits from extensive double glazing and gas central heating.

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

Double glazed front door, radiator.

STUDY 2.89m x 1.67m (9'5" x 5'5")

Double glazed window to front, radiator.

LIVING ROOM 6.05m (max under stairs) x 4.19m (19'10" (max under stairs) x 13'8")

Double glazed window to front, two radiators, gas fire, stairs to first floor.

DINING ROOM 4.67m (max) x 2.76m (max) (15'3" (max) x 9'0" (max))

Double glazed window to rear, wooden door to side, radiator, leading to:

KITCHEN 3.30m x 2.59m narrowing to 2.24m (10'9" x 8'5" narrowing to 7'4")

Fitted kitchens with solid oak base and wall units with work surfaces over, one and half bowl stainless steel sink and drainer, electric oven, gas hob with extractor over, storage cupboard with shelving and floor mounted gas boiler, integrated under counter fridge, double glazed window to rear.

UTILITY ROOM 2.80m x 2.00m (9'2" x 6'6")

Stainless steel sink and drainer, space and plumbing for washing machine, space for tumble dryer, double glazed window to rear, double glazed door to side, radiator.

CLOAKROOM

Low level wc, wash hand basin with pedestal, radiator, double glazed window to side.

OFFICE/PLAYROOM 3.41m x 2.91m (11'2" x 9'6")

Double glazed window to side, radiator.

ON THE FIRST FLOOR

LANDING

Radiator, access to loft space.

BEDROOM ONE 5.02m x 3.42m narrowing to 2.94m (16'5" x 11'2" narrowing to 9'7")

Double glazed window to front, radiator.

BEDROOM TWO 3.64m narrowing to 3.42m narrowing to 2.94m (11'11" narrowing to 11'2" narrowing to 9'7")

Double glazed window to rear, radiator, fitted storage and wardrobes together with large airing cupboard with shelving and hot water cylinder.

BEDROOM THREE 3.74m x 2.90m (12'3" x 9'6")

Double glazed window to front, radiator, built in wardrobe.

BEDROOM FOUR 2.90m (max) x 2.61m narrowing to 2.20m (9'6" (max) x 8'6" narrowing to 7'2")

Double glazed window to rear, radiator, built in wardrobe, vanity wash hand basin.



BATHROOM

Bath, separate shower cubicle with mixer shower, wash hand basin with pedestal, low level wc, heated towel rail, double glazed window to rear.

EXTERNALLY

To the front of the property there is a lawned garden with flower borders and well established shrubs. The pathway to side has tap and gate leading to the rear. The rear garden has flagstone patio, rockery, flower beds and borders and is laid to lawn with a pond, wooden greenhouse and large shed to side. The rear garden is enclosed by wood panel fencing with side door to DETACHED DOUBLE GARAGE (5.69m x 4.83m) which has two single glazed windows to rear, electric up and over door to front, light and power. To the front of the garage there is a secure wooden gate leading back to garden where there is hard standing for parking one vehicle.

AGENTS NOTE

Tenure: Freehold.

All mains services are believed to be connected. Gas central heating.
Council Tax Band: E
The driveway access is over a public bridleway .The track splits off shortly on the right to provide access for number 30 and one neighbouring property.
Broadband: Fibre to the Premises
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.

