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10 The Knapp, Dursley,
GL11 4BT

Price Guide
£575,000



MOST ATTRACTIVE CHARACTER FOUR BEDROOM FAMILY HOME STANDING IN LARGE GARDENS APPROACHING A QUARTER OF AN ACRE, MANY ORIGINAL FEATURES, PROPERTY HAS BEEN IN THE SAME FAMILY SINCE NEW, ENTRANCE PORCH, ENTRANCE HALLWAY WITH ATTRACTIVE TESSELLATED TILED FLOOR, BAY FRONTED LIVING ROOM, BAY FRONTED DINING ROOM, KITCHEN, UTILITY/CONSERVATORY, CLOAKROOM/SECOND WC, THREE GOOD SIZE FIRST FLOOR BEDROOMS, FAMILY BATHROOM, SECOND FLOOR FOURTH BEDROOM, LARGE GARDENS, BLOCK PAVED DRIVEWAY AND SMALL GARAGE. MUST BE SEEN. ENERGY RATING D

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10 The Knapp, Dursley, GL11 4BT

SITUATION

10 The Knapp is a most attractive four bedroom semi-detached character house constructed in the 1930s in this very popular area of Dursley overlooking the recreation field with views towards the wooded slopes of Stinchcombe Hill. The Knapp is considered to be one of the most sought after residential areas in Dursley. The property is within walking distance of the town centre with its range of facilities including Sainsbury's supermarket, swimming pool and Rednock Comprehensive School. Recreational facilities include golf course at the nearby Stinchcombe Hill and Cotswold Edge, sailing at South Cerney and Frampton on Severn and gliding at Nymphsfield. Dursley is well placed for travel throughout the south west via the A38 and M5//M4 motorway network. The adjoining village of Cam has a 'park and ride' railway station with onward connections to the National Rail Network.

DIRECTIONS

From Dursley town centre the property can be easily accessed by foot and car. If travelling by car, proceed from Dursley town centre in a north westerly direction on the A4135 taking the first turning on the right hand side into Rednock Drive. After approximately 100 metres turn right and No 10 The Knapp will be found after approximately 60 metres on the left hand side

DESCRIPTION

This most attractive semi-detached house was constructed in the 1930s by relatives of the current owner and has stayed in the same family since new. The property retains its character features including stained glass windows, tessellated tiled floor, picture rails and original internal doors. The property has gas fired radiator central heating and is laid out over three floors in this extremely attractive plot. The accommodation briefly comprises: entrance porch leading to entrance hallway having attractive tiled flooring, spacious bay fronted dining room, spacious lounge with bay overlooking the rear garden, kitchen, utility/conservatory space with cloakroom/WC off. On the first floor there are three bedrooms, along with family bathroom and stairs lead to the second floor fourth bedroom with dormer window to rear. The gardens are a particular feature of the property with block paved driveway with parking for a number of cars with a long lawned front garden. A double vehicular gate leads to a small garage. The extensive rear garden extends to approximately 250ft and has very attractive distinct areas of lawn and flower borders, central low maintenance patio and gravelled area and third section of garden which was a former kitchen garden and has fruit trees and greenhouse. The property provides a unique opportunity and it is the first time that the property has come to the market and we suggest 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

Double glazed front door and double glazed side screen, tiled flooring.

ENTRANCE HALL

Having part glazed stained glass window with two stained glass side screens, tessellated tiled floor, radiator, understairs storage cupboard, stained glass window to front, stairs to first floor.

DINING ROOM 4.7m x 3.8m (narrowing to 3.44m) (15'5" x 12'5" (narrowing to 11'3"))

Having bay window to front, radiator, recessed fireplace with multi-fuel stove, picture rail.

LOUNGE 4.7m (narrowing to 4.27m) x 3.82m (15'5" (narrowing to 14'0") x 12'6")

Having square bay window to front with view over garden, picture rail, double radiator, tiled fireplace with coal effect gas fire.

KITCHEN 3.89m x 3.17m (narrowing to 2.2m) (12'9" x 10'4" (narrowing to 7'2"))

Having a range of wood fronted wall and base units with laminated round edge work surfaces over incorporating stainless steel one and a half bowl single drainer sink unit, plumbing for washing machine, electric oven, ceramic tiled floor, former feature fireplace with wood mantel, built-in cupboard, part glazed door to rear.

INNER HALLWAY

Opening to:

CONSERVATORY 3.7m (max) x 2.98m (narrowing to 2.08m) (12'1" (max) x 9'9" (narrowing to 6'9"))

Having tiled floor, plumbing for washing machine, double glazed surround and French doors to rear garden.

CLOAKROOM

Having wash hand basin, WC and wall mounted Glow-Worm boiler supplying radiator central heating and domestic hot water.

ON THE FIRST FLOOR

LANDING

Having radiator and stairs to second floor.

BEDROOM ONE 4.69m (into bay) x 3.45m (15'4" (into bay) x 11'3")

Having bay window to front with views towards the recreation field and Stinchcombe Hill, two double built-in wardrobes, picture rail, radiator.

BEDROOM TWO 4.31m (narrowing to 3.82m) x 3.62m (14'1" (narrowing to 12'6") x 11'10")

Having double glazed window to rear, radiator, former fireplace, picture rail.

BEDROOM THREE 3.16m (narrowing to 2.8m) x 3.06m (10'4" (narrowing to 9'2") x 10'0")

Having double glazed window to rear, former fireplace, understairs storage cupboard with hot water storage, picture rail, radiator.

BATHROOM

Having corner bath with mixer shower, wash hand basin, WC, radiator, double glazed window to side.

ON THE SECOND FLOOR

BEDROOM FOUR 4.92m max x 4.05m (16'1" max x 13'3")

Having roof light, dormer window to rear, access to eaves loft space.

EXTERNALLY

The property is accessed via vehicular gateway with long block paved driveway and the front garden is extensively laid to lawn with shrubs and fence, gateway leads to the side the property via double vehicular gate to small GARAGE 4.23m x 2.57m having up-and-over door, power and light. There is an attached rear store, which is separated by a brick partition. This could be removed to make a larger garage. The

rear garden has paved patio, an array of flower borders and shrubs, leading to central area with circular paved patio with low maintenance gravel surround and shrubs, palm tree, greenhouse, further area of former kitchen garden, which has lawn, fruit trees. The rear garden is particular feature and extends to approximately 250ft.

AGENT NOTES

Tenure:

Services: All mains services are connected.

Council Tax Band: D

The property is subject to Probate and Probate is granted.

There is a shared drainage system with No. 9.

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.

