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15 Torchacre Rise, Dursley,
GL11 4LW

Price Guide
£540,000



IMMACULATLY PRESENTED AND UPDATED FOUR BEDROOM DETACHED HOME, END OF CUL-DE-SAC POSITION BACKING ONTO OPEN FIELDS AND WOODLANDS, ELEVATED POSITION WITH SUPERB PANORAMIC VIEWS, WITHIN SHORT WALKING DISTANCE OF TOWN CENTRE, DOUBLE GARAGE PLUS AMPLE DRIVEWAY PARKING, VERSATILE AND FLEXIBLE ACCOMMODATION, ENTRANCE HALLWAY, BEDROOM FOUR/OFFICE, LARGE LIVING ROOM WITH BALCONY AND VIEWS, DINING ROOM, SEPARATE KITCHEN, BATHROOM, THREE FURTHER BEDROOMS WITH SHOWER ROOM, UTILITY ROOM, WELL KEPT GARDENS TO REAR WITH ELEVATED DECKED AREA. ENERGY RATING: D.

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15 Torchacre Rise, Dursley, GL11 4LW

SITUATION

This immaculately presented home occupies a super position towards the end of the cul-de-sac in Torchacre Rise. In an elevated position, it offers exceptional views and yet is still a stones throw from Dursley town centre, with facilities including: Sainsbury's supermarket, a range of local retailers, doctors and dentists surgeries, library, public houses and restaurants along with 'The Pulse' leisure centre and local secondary school. Cam and Dursley have a choice of four primary schools and the property is situated at the base of the Cotswold escarpment, close to The Cotswold Way providing an array of country walks and situated on the cusp of a testing eighteen hole golf course at Stinchcombe Hill Golf Club. Commuting to the larger centres of Gloucester, Bristol and Cheltenham is made easily accessible via the A38 and M5/M4 motorway network. Cam has 'Park and Ride' railway station with onward connections to the National Rail network.

DIRECTIONS

The property can easily be found on foot or by car by proceeding along May Lane and turning right just past the Bus Station passing The Old Spot public house on the right hand side, take the next turning on the right into Hardings Drive, take the next turning on the left onto Torchacre Rise and the property will be found shortly on the right hand side.

DESCRIPTION

This property has been in the same ownership for over 11 years and has been extensively updated and modernised by the current owner. The driveway has been updated to provide ample parking and creating a bright and inviting lead up to the double garage. There is a side patio which has resin base creating a clean and secluded external view point leading from the living room. The garden is beautifully presented with lawned and decked areas, offering many areas to enjoy the well stocked and maintained gardens with elevated views to rear. Internally, the kitchen has been updated along with both the first floor and top floor bath and shower rooms. General updating and modernisation throughout has created this inviting family home that needs to be seen to be fully appreciated.

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).

RECESSED ENTRANCE PORCH

ENTRANCE HALLWAY

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

BEDROOM FOUR/STUDY 3.61m x 3.31m (11'10" x 10'10")

Double glazed window to front, radiator.

ON THE UPPER GROUND FLOOR

LANDING

Stair to upper level.

DINING ROOM 3.61m x 3.27m (11'10" x 10'8")

Double glazed sliding door to garden, radiator.

KITCHEN 3.63m (max) x 2.92m (11'10" (max) x 9'6")

Fitted kitchen with base and wall units, roll top laminated work surfaces over, electric and gas cooker point with hood over, integrated dishwasher, integrated tall fridge freezer, one and half bowl stainless steel sink and drainer, double glazed window and door to garden, inset ceiling spotlights.

SHOWER ROOM

Shower cubicle with mixer, heated towel rail, combination WC and wash hand basin, double glazed window to rear.

ON THE FIRST FLOOR

LIVING ROOM 5.16m x 5.14m narrowing to 3.68m (16'11" x 16'10" narrowing to 12'0")

Double glazed window to side and front with views, two radiators, double glazed sliding door to patio.

BEDROOM TWO 3.61m x 3.29m (11'10" x 10'9")

Double glazed window to front with views, radiator.

MEZZANINE LANDING

Having access to large loft space above living room with access to further loft space.

BEDROOM ONE 3.76m x 2.95m (12'4" x 9'8")

Dual aspect double glazed windows to side and rear, radiator.

BEDROOM THREE 3.75m x 3.27m (12'3" x 10'8")

Double glazed window to rear, radiator.

BATHROOM

Roll top bath with shower off tap, combination WC and wash hand basin, heated towel rail, double glazed window to rear.

EXTERNALLY

To the side of the property there is an INTEGRAL DOUBLE GARAGE

(5.92m narrowing to 3.00m x 6.10m narrowing to 5.17m) which has light and power and twin electric garage doors to front. At the rear of the garage is the UTILITY ROOM (2.69m x 1.51m) which has base units with roll top laminated work surfaces over, space and plumbing for washing machine, stainless steel sink and drainer, double glazed window to rear, radiator and gas boiler. To the rear of the property there is a wooden decking area, tap, stone gravel and laid to lawn garden with flower beds and borders. Steps lead to the top level which has further laid to lawn garden, summerhouse, wooden decked area with outstanding panoramic views. Side access leads to the front large brick paved driveway providing ample parking.

AGENTS NOTE

Tenure: Freehold.

Services: All mains services are believed to be connected. Gas central heating.

Council Tax Band: E.

Broadband: Fibre to the Premises

For mobile signal and wireless broadband: Please see www.checker.ofcom.org.uk for more information

DECLARATION

In accordance with the 1979 Estate Agents Act, we are obliged to inform you that the property is owned by a relative of a member of the Bennett Jones Partnership Staff.

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.

