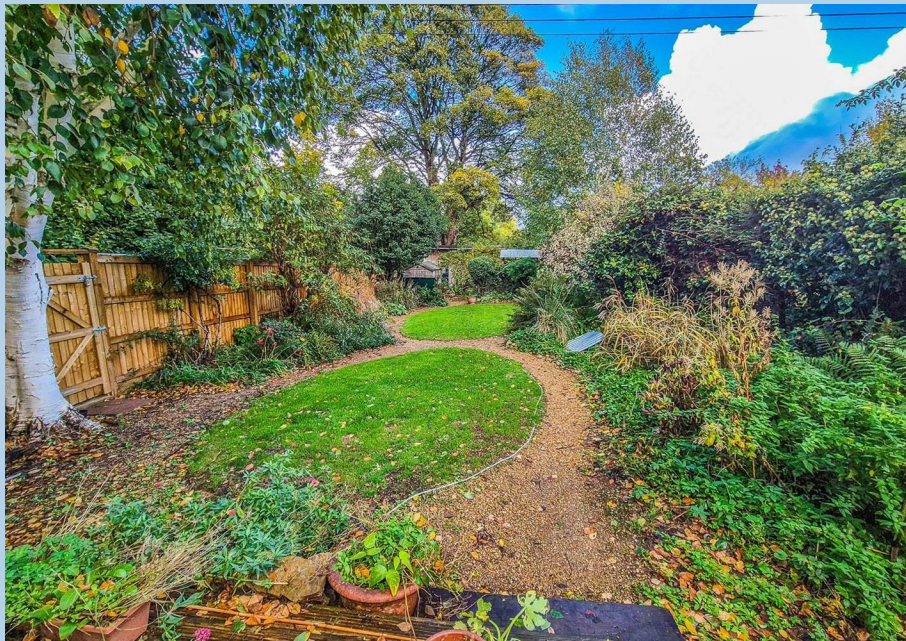


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15 The Knapp, Dursley,
GL11 4BT

Price Guide
£645,000



MOST ATTRACTIVE EXTENDED FOUR BEDROOM 1930'S HOUSE STANDING IN GOOD SIZE GARDENS, MANY ORIGINAL FEATURES, IMPRESSIVE EXTENDED KITCHEN/DINING/FAMILY ROOM WITH VAULTED CEILING, ENTRANCE PORCH, ENTRANCE HALL, LIVING ROOM, SEPARATE DINING ROOM, UTILITY ROOM, CLOAKROOM/SECOND WC, FOUR BEDROOMS, GOOD SIZE GARDENS, INSULATED CABIN/OFFICE WITH ADJOINING WORKSHOP, COVERED BARBECUE AREA, PARKING. MUST BE SEEN.
ENERGY RATING: C.

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15 The Knapp, Dursley, GL11 4BT

SITUATION

15 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 a short walk of the town centre with its range of facilities including Sainsbury's supermarket, swimming pool and Rednock Comprehensive School. Recreational facilities include golf courses at the nearby Stinchcombe Hill and Cotswold Edge, sailing at South Cerney and Frampton on Severn and gliding at Nympsfield. 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 15 The Knapp will be found after approximately 100 metres on the left hand side

DESCRIPTION

This most attractive semi-detached house was constructed in the 1930s. The property has been extended to provide a superb kitchen/dining/family room, which has glazing to two sides with two bi fold doors and a French doors all leading onto seating areas and the extension has a most attractive vaulted ceiling. 15 The Knapp retains many of its character features including stained glass inner front door and side screens, picture rails and many 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 hall, cloakroom/second WC, spacious bay fronted living room with a wood burner opening into good sized dining room with bay overlooking the rear garden, utility room, kitchen/dining/family room. On the first floor there are three bedrooms, along with large period style bathroom with roll top bath and shower cubicle. Stairs lead to the second-floor bedroom with dormer window to rear. The gardens are a particular feature of the property with lawn, patios, seating areas, trees, cabin/office and covered barbeque/eating area. The front garden has lawn and driveway with parking for two cars. The property provides a unique opportunity, 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

ENCLOSED ENTRANCE PORCH

With double glazed front door and part stained glass inner front door leading to:

ENTRANCE HALL

With two stained glass sidescreens, entrance hall with attractive wooden flooring, radiator with radiator cover, stairs to first floor.

CLOAKROOM

Having wash hand basin, WC, window to side, part wood panelled wall, radiator, wood flooring.

LIVING ROOM 4.10m x 3.90 narrowing to 3.50m (13'5" x 12'9" narrowing to 11'5")

Having woodburner, picture rail, double glazed bay window to front, attractive wood flooring, double radiator, double doors leading to:

DINING ROOM 4.50m narrowing to 3.87m x 3.14m (14'9" narrowing to 12'8" x 10'3")

Having secondary double glazed bay window overlooking garden, picture rail, wood flooring, double radiator, built-in bookshelf.

UTILITY ROOM 2.70m x 2.87m narrowing to 2.10m (8'10" x 9'4" narrowing to 6'10")

Having built-in cupboard housing gas boiler supplying radiator central heating and domestic hot water, plumbing for washing machine, range of wall, tall and base units, enamel sink unit, double glazed door to side, double radiator.

KITCHEN/DINING/FAMILY ROOM 7.67m x 3.90m (25'1" x 12'9")

Most impressive room with full height vaulted ceiling and exposed rafters, double glazed bi-fold windows to rear with full height glazed screen over, double glazed bi-fold windows to side and further set of French doors to side, both leading onto patio area, attractive wood flooring, KITCHEN AREA with a range of shaker style wall and base units with solid wood work surfaces over, inset enamel one and a half bowl single drainer sink unit, stainless steel oven with gas hob and cooker hood over, integrated fridge, plumbing for dishwasher, attractive wood flooring, Velux window.

ON THE FIRST FLOOR

LANDING

Giving access to second floor and double glazed window.

BEDROOM ONE 3.74m average x 3.53m widening to 3.74m (12'3" average x 11'6" widening to 12'3")

Having double glazed bay window, picture rail, radiator, built-in wardrobe.

BEDROOM TWO 3.90m x 3.15m widening to 3.50m (12'9" x 10'4" widening to 11'5")

Double glazed window to rear, radiator, picture rail.

BEDROOM FOUR/STUDY 2.00m x 2.15m (6'6" x 7'0")

Having double glazed window to front, fitted bed, radiator.

BATHROOM

Having Period style bathroom suite with freestanding roll top bath, separate shower cubicle with mixer shower, Period style wash hand basin and low level WC, attractive tiled flooring, double glazed window to rear, picture rail, part wood panelled walling.

ON THE SECOND FLOOR

BEDROOM THREE 3.89m x 3.41m widening to 4.25m (12'9" x 11'2" widening to 13'11")

Having under eaves storage cupboards, built-in wardrobes, radiator, double glazed window to rear with view, access to loft space.

EXTERNALLY

The property is accessed by a vehicular gateway and tarmacadam drive with

parking for two/three vehicles. The front is bound by hedging and laid to lawn with mature tree, which leads to gravel area and side access to the house. The rear garden is of a very good size with side pedestrian access from green lane with tall fencing and laid to lawn with gravelled pathway, shrubs, flower border, patio area with raised pond, deck, a range of mature trees including silver birch and apple. The pathway leads to the rear of the garden with covered barbecue/seating area, fire pit, further raised deck, brick pathway leads to OFFICE/CABIN 3.96m x 3.10m having bi-fold doors to front, two roof lights, inset ceiling spot lights, power and light, doorway leads to WORKSHOP/FURTHER OFFICE 3.12m x 2.60m having roof light and part glazed door to front.

AGENT NOTES

Tenure: Freehold

Services: all mains services are connected. Gas fired radiator central heating.

Council Tax Band: D

Broadband: Overhead/underground wire (not fibre)

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.

