



MISREPRESENTATION ACT 1967. Messrs. Bennett Jones for themselves and for the Vendors of this property whose agents they are, give notice that: All statements contained in their particulars as to this property are made without responsibility on the part of the Agents or Vendors.

None of the statements contained in their particulars as to this property is to be relied on as a statement or representation of fact. Any intending purchasers must satisfy himself by inspection or otherwise as to the correctness of the statements contained in these particulars. The Vendors do not make or give and neither the Agents nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

28 The Hawthorns, Dursley,
GL11 5LJ

Price Guide
£475,000



EXTENDED DETACHED FAMILY HOME IN SOUGHT AFTER LOCATION, MODERNISED AND UPDATE BY CURRENT OWNERS, OPEN PLAN KITCHEN/BREAKFAST ROOM WITH VAULTED CEILING, PANORAMIC VIEWS TO REAR, PART CONVERTED GARAGE, UTILITY ROOM, LARGE LIVING ROOM, DINING ROOM, CLOAKROOM, FOUR FIRST FLOOR BEDROOMS, MASTER WITH EN-SUITE SHOWER ROOM, FAMILY BATHROOM, LOW MAINTENANCE REAR GARDEN, GOOD SIZED DRIVEWAY TO FRONT, ENERGY RATING: D.

01453 544500

31 Parsonage Street, Dursley
Gloucestershire, GL11 4BW

bennettjones.co.uk

sales@bennettjones.co.uk



28 The Hawthorns, Dursley, GL11 5LJ

SITUATION

This immaculate and modernised four bedroom detached house is situated in the very popular Hawthorns cul-de-sac in Cam. The property is within walking distance of the village centre and its range of amenities including: Tesco's supermarket, doctor and dentist surgeries, churches and public houses and a choice of three primary schools. Cam has a popular bowling club and the village also has a Park and Ride railway station with regular services to Gloucester, Bristol and Cheltenham. The adjoining town of Dursley has a wider range of shopping facilities including: Sainsbury's supermarket, library, gym, swimming pool and eighteen hole golf course and secondary schooling. Commuting to the larger centres of Gloucester, Bristol and Cheltenham is made easily accessible via the A38 and M5/M4 motorway network.

DIRECTIONS

From Dursley town centre proceed north west out of town on the A4135, continuing straight across at the first and second mini roundabouts, at the third mini roundabout take the second exit and proceed down in the incline for approximately 200 metres taking the first turning on the left into Manor Avenue, continue taking the third turning on the left into the Hawthorns and the property will be found on the right hand side.

DESCRIPTION

This property has been in the same ownership for over four years and has been greatly modernised and updated by the current owners. The property now benefits from an extension to the rear incorporating a new kitchen with breakfast bar, vaulted ceiling, stunning views and bi-fold doors to garden. The open plan arrangement leads from the kitchen into the dining room with separate large living room. A utility room has also been created in the ground floor space and there is also a downstairs cloakroom/third WC. The garage has been part converted to create an office/play room whilst retaining a workshop/store room to front. On the first floor there are four bedrooms, master having en-suite shower room and further family bathroom. Further benefits include extensive newly fitted windows and doors. Externally, the rear garden has been modified to create a low maintenance artificial lawn with large flagstone patio area with fabulous panoramic views to the surrounding hills and countryside. To the front of the property there is tarmac driveway for three vehicles.

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).

CANOPY PORCH

ENTRANCE HALLWAY

Composite front door, stairs to first floor.

CLOAKROOM

Low level wc, corner vanity wash hand basin, heated towel rail, double glazed window to front.

LIVING ROOM 4.65 x 3.92 (15'3" x 12'10")

Double glazed bi-fold doors and window to rear, two tall contemporary radiators, opening into:

DINING ROOM 5.35 x 2.48 (17'6" x 8'1")

Tall contemporary radiator, double glazed door to side, door to utility room, opening into:

KITCHEN/BREAKFAST ROOM 3.64 x 3.27 (max) (11'11" x 10'8" (max))

Vaulted ceiling with two double glazed roof lights, large double glazed window to rear with panoramic views, fitted kitchen with island and base and wall units, laminate wood effect work surfaces over, stainless steel sink and drainer, under counter integrated fridge, double electric oven with separate 5 ring induction hob and hood over, inset ceiling spotlights.

UTILITY ROOM 2.47 x 1.97 (8'1" x 6'5")

Base units, roll top laminate work surface over, stainless steel sink and drainer, space for tall standing fridge freezer, space and plumbing for washing machine and tumble dryer, gas boiler, double glazed window to front.

LEAN-TO/SIDE PASSAGE

Light and power, double glazed window to rear.

OFFICE/PLAY ROOM (part converted garage) 2.86 (max) x 2.49 (max) (9'4" (max) x 8'2" (max))

Radiator, door to workshop/store room.

ON THE FIRST FLOOR

LANDING

Double glazed window to side, storage cupboard, access to loft space.

BEDROOM ONE 3.76 x 3.07 (12'4" x 10'0")

Double glazed window to rear, radiator, built-in wardrobe with mirrored sliding doors, door to:

EN-SUITE SHOWER ROOM

Walk-in shower with rainfall mixer, low level wc, vanity wash hand basin, heated towel rail, double glazed window to side.

BEDROOM TWO 3.07 x 2.86 (max) (10'0" x 9'4" (max))

Double glazed window to rear, radiator.

BEDROOM THREE 2.71 (max) x 2.49 (max) (8'10" (max) x 8'2" (max))

Double glazed window to front, radiator.

BEDROOM FOUR 2.64 x 2.50 (8'7" x 8'2")

Double glazed roof light, radiator.

EXTERNALLY

To the rear of the property there is a large patio, steps lead down to wooden decking with further steps leading to artificial lawn. The rear garden is enclosed by wood panel fencing. Rear access is provided via wooden gate leading to front which has tap and WORKSHOP/STORE ROOM 2.57m x 2.08m (former garage). The tarmac driveway provides parking for up to three vehicles.

AGENTS NOTE

Tenure: Freehold.
All mains services are believed to be connected. Gas central heating.
Council Tax Band: E
The property is awaiting building control sign off for the rear extension which the owner is in the process of finalising.
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.

