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22 Five Acres, Dursley,
GL11 4JP

Asking Price
£525,000



MODERNISED AND UPDATED THROUGHOUT FOUR BEDROOM DETACHED EXTENDED FAMILY HOME, POPULAR CUL-DE-SAC IN ELEVATED POSITION WITH PANORAMIC REAR VIEWS, PV SOLAR PANELS, GARAGE PLUS AMPLE DRIVEWAY PARKING, GOOD SIZED GARDEN WITH PATIO AND RAISED DECKING AREA, FOUR BEDROOMS PLUS OFFICE/STUDY, ENTRANCE HALLWAY, LIVING ROOM WITH DUAL ASPECT VIEWS AND WOODBURNER, OFFICE/STUDY, UTILITY ROOM/CLOAKROOM, OPEN PLAN KITCHEN/DINER, FOUR LOWER GROUND FLOOR BEDROOMS, MASTER WITH EN-SUITE, FAMILY BATHROOM, PATIO AND LAWNED GARDEN WITH SIDE ACCESS TO FRONT, GAS CENTRAL HEATING PLUS DOUBLE GLAZING. ENERGY RATING: D.

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SITUATION

The property is situated within a few minutes walk of Dursley town centre with its range of shopping facilities including Sainsbury's supermarket, numerous independent retailers, library, swimming pool, doctors and dentist surgeries, public houses and restaurants along with 'The Pulse' leisure centre and Rednock Comprehensive School. Cam and Dursley also have a choice of four primary schools. Dursley is well placed for travel throughout the South West via the A38 and M4/M5 motorway network. The adjoining village of Cam has a 'Park and Ride' railway station with regular services to Gloucester and Bristol with connections to the national rail network. The property is situated in an elevated position with outstanding views over the town and to the escarpment beyond. The area is designated as one of Outstanding Natural Beauty with numerous country walks close at hand.

DIRECTIONS

From Dursley town centre the property can be found either by foot or by car. From the traffic lights in the town centre proceed through May Lane bearing right and then immediately passing the doctors surgery on the left hand side. Continue for approximately 15 metres turning right into Five Acres. Continue up the incline bearing round to the left and Number 22 will be found shortly on the left hand side.

DESCRIPTION

This property has been in the same ownership for nearly 20 years and has been extended and modernised over recent years. The property benefits from an extension to the front which has created a welcoming entrance hallway and the addition of the office. A utility room/cloakroom has been added internally which is accessible from the garage. To the rear of the property, there is a spacious open plan kitchen/diner with an abundance of natural light from the roof lights, windows and French doors onto the raised decking, offering panoramic views to rear. The property briefly comprises; entrance hallway, living room, kitchen/diner, office/study, garage and utility room. On the lower ground floor there are four bedrooms, master having en-suite shower room and family bathroom. Externally, there is a well proportioned garden offering a good degree of privacy and further views towards the sloped fields leading to Stinchcombe woodlands. To the front of the property there is ample driveway parking.

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 UPPER LEVEL

ENTRANCE HALLWAY

Double glazed front door, double glazed window to side, radiator, stairs to lower ground floor.

LIVING ROOM 5.75m x 3.67m (18'10" x 12'0")

Dual aspect with double glazed windows to front, side and rear, two radiators and woodburner.

KITCHEN/DINER 6.61m x 4.39m (max) (21'8" x 14'4" (max))

Fitted kitchen with base and wall units, wooden work surfaces over, space for American fridge freezer, wine cooler, space for large gas oven with hood over, integrated dishwasher, one and half bowl metal sink and drainer, radiator, double glazed windows to side and rear, three double glazed Velux windows, double glazed French doors to balcony.

OFFICE/STUDY 4.49m (max) x 2.77m (14'8" (max) x 9'1")

Double glazed windows to front and side, radiator, door to:

GARAGE 4.00m x 2.56m (13'1" x 8'4")

Electric roller door to front, light and power, uPVC door to side, door to:

UTILITY ROOM/CLOAKROOM 2.87m x 2.00m (9'4" x 6'6")

Base and wall units, roll top laminated work surfaces over, space for tall fridge freezer, space and plumbing for washing machine and tumble dryer, stainless steel sink and drainer, low level WC, access to gas boiler, double glazed window to side.

ON THE LOWER GROUND FLOOR

SPACIOUS HALLWAY

Stairs to first floor, double storage cupboard plus under stair storage cupboard.

BEDROOM ONE 4.33m x 2.89m (14'2" x 9'5")

Double glazed windows to side and rear, radiator, built in wardrobe, door to:

EN-SUITE SHOWER ROOM

Walk-in shower with mixer, vanity wash hand basin, low level WC, electric heated towel rail.

BEDROOM TWO 3.48m x 2.77m (11'5" x 9'1")

Double glazed French doors to rear, radiator.

BEDROOM THREE 2.74m x 2.69m (8'11" x 8'9")

Double glazed window to rear, radiator.

BEDROOM FOUR 3.53m narrowing to 2.66m x 2.16m (11'6" narrowing to 8'8" x 7'1")

Double glazed window to side, radiator.

FAMILY BATHROOM

Bath with shower off tap, vanity wash hand basin, low level WC, heated towel rail, double glazed window to rear.

EXTERNALLY

The rear garden has large patio with raised wooden decking (accessible from kitchen/diner), steps lead to laid to lawn garden with shrubs, dividing wall to further lawned garden which is all enclosed by wood panel fencing. Side access leads to a wooden storage shed and steps up to the large stone gravelled driveway providing ample parking, tap and wall to road.

AGENT NOTES

Tenure: Freehold.

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

14 Solar photovoltaic panels with the option of purchasing storage batteries with separate negotiations.

Council Tax Band: E.

Broadband: Fibre to the Cabinet

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.

