

HUNTERS®

HERE TO GET *you* THERE



31 Woodview Road

Norman Hill, Dursley, GL11 5RJ

£345,000



Council Tax: C



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Delighted to offer for sale this well presented extended semi-detached house offering good size family accommodation throughout. With entrance hallway leading to the front living room, kitchen/dining room with French doors leading out into the attractive private rear gardens. Inner hallway then leads you into the former garage now a useful storage/workshop room. Downstairs shower room and a versatile second reception/bedroom four with doors leading into the garden with a wonderful view towards Cam Peak. On the first floor three bedrooms and shower room.

To the front the property has a driveway providing off road parking with side access leading to the rear with an attractive garden with lawn, patio, wonderful range of bedded flowers and storage shed. With the addition of solar panels the property has an EPC rating of B. The surrounding area is known for its scenic beauty and community spirit, making it an excellent choice for those looking to settle in a friendly neighbourhood.

In summary, this semi-detached house on Woodview Road presents a wonderful opportunity for anyone seeking a spacious and well-located family home in Dursley.

Norman Hill is well positioned for access to both Cam Village and the market town of Dursley with its full range of day to day shopping, schooling and recreational facilities, to include Sainsbury's Supermarket, leisure centre/sports studio/swimming pool and Rednock Secondary School. The area is ideal for commuters with the A38 and M5 motorway being easily accessible providing excellent routes to the larger centres of Bristol, Gloucester and Cheltenham. There is a main line train station at Box Road, Cam; serving Bristol and London (Paddington) via Gloucester.

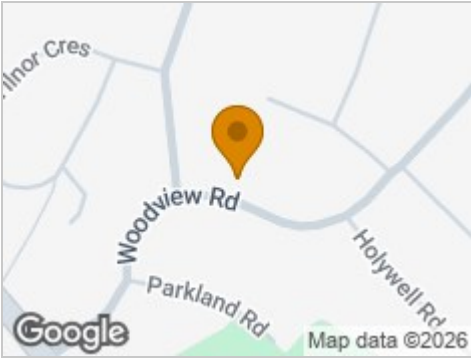
- Semi-Detached House
- Two Shower Rooms
- Kitchen/Dining Room
- Beautiful Enclosed Rear Garden with View to Cam Peak
- Solar Panels
- Three/Four Bedrooms
- Lounge
- Bedroom Four/Second Reception Room
- Driveway Parking
- EPC RATING B

Anti-Money Laundering (AML) Compliance

Estate agents operating in the UK are legally required to carry out Anti-Money Laundering (AML) checks in line with regulations set by HM Revenue and Customs (HMRC). At Hunters Dursley, we use Moverly to facilitate these checks as part of our commitment to compliance and transparency. It is mandatory for both buyers and sellers to complete AML verification before a property transaction can proceed. A fee will be charged for each individual AML check carried out.



Road Map



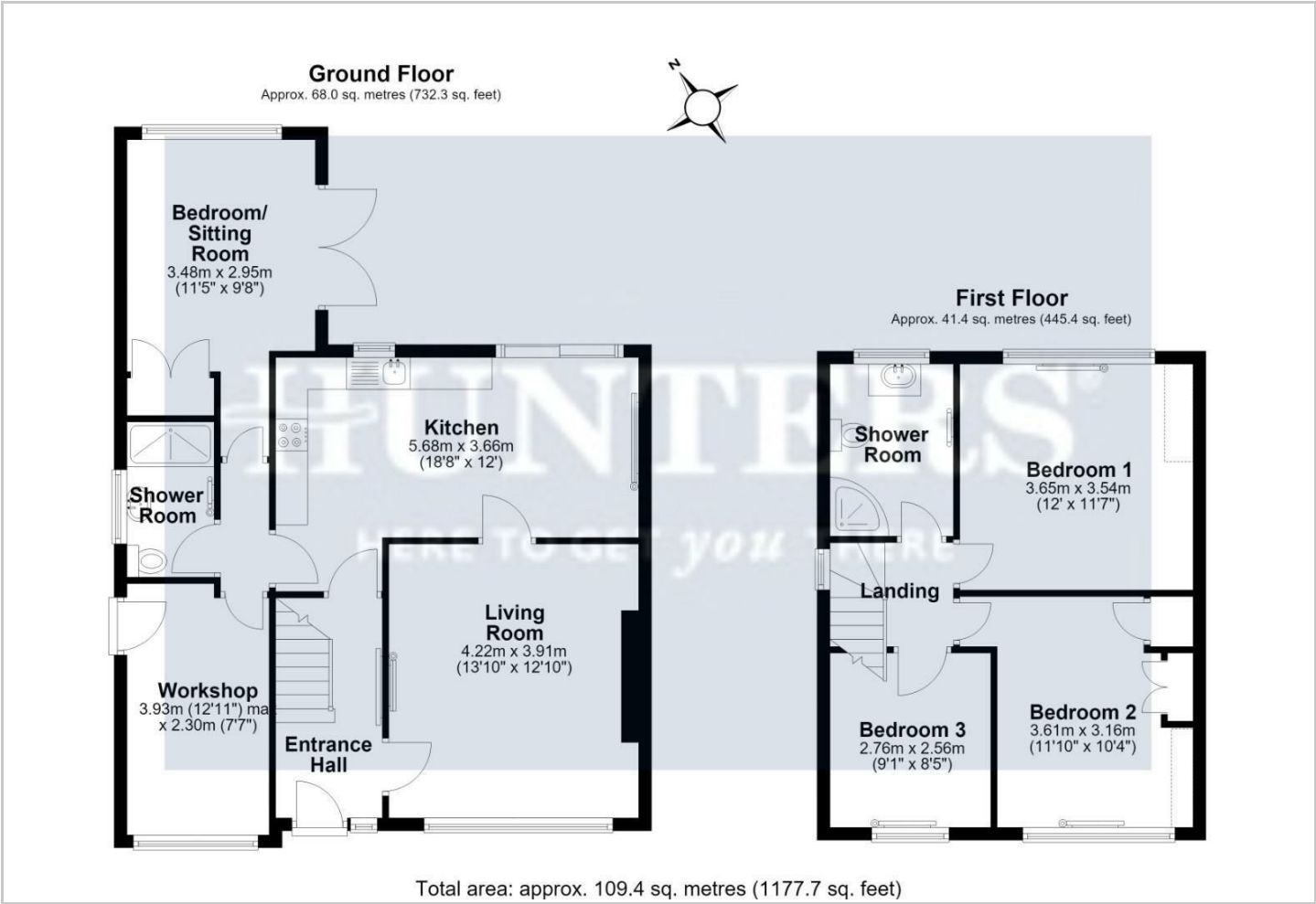
Hybrid Map



Terrain Map



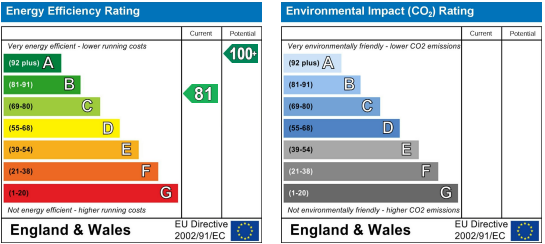
Floor Plan



Viewing

Please contact our Hunters Dursley Office on 01453 542 395 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.