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1 Hardings Drive, Dursley,  
GL11 4LP

Asking Price  
£400,000



THIS SPACIOUS FOUR BEDROOM DETACHED FAMILY HOME IS OFFERED WITH NO ONWARD CHAIN AND IS LOCATED IN THE SOUGHT AFTER AREA OF HARDINGS DRIVE. HAVING BEEN REDECORATED AND RECARPETED THROUGHOUT, THE GROUND FLOOR IS OFFERED WITH WELCOMING ENTRANCE HALLWAY, TWO SPACIOUS RECEPTION ROOMS, FITTED KITCHEN AND CLOAKROOM. ON THE FIRST FLOOR ARE FOUR BEDROOMS AND FAMILY BATHROOM. EXTERNALLY THE PROPERTY OFFERS OFF STREET PARKING, GARAGE AND WRAP AROUND GARDEN WITH VIEWS OF STINCHCOMBE HILL WOODS. GAS CENTRAL HEATING, COUNCIL TAX BAND: D AND EPC: D

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# 1 Hardings Drive, Dursley, GL11 4LP

## SITUATION

This detached four bedroom family home is situated in the sought after area of Hardings Drive and is within walking distance of Dursley which offers a range of facilities including: Sainsbury's supermarket, local retailers, doctors and dentists surgeries, library, public houses and restaurants along with secondary schooling and bus station. Cam and Dursley have a choice of four primary schools and the property is situated at the base of the Cotswold escarpment and close to The Cotswold Way providing an array of country walks and including an eighteen hole golf course at Stinchcombe Hill.

## DIRECTIONS

The property can easily be found on foot or by car by proceeding along May Lane passing the Bus Station and The Old Spot public house on the right hand side and then taking the next right turn in to Hardings Drive where the property can be found on the right hand side.

## DESCRIPTION

The property has been in the same ownership since new and is now being sold with NO ONWARD CHAIN. The property has been redecorated and recarpeted to offer a modern feel with neutral tones and freshness to allow any buyer to opportunity to move in and put their own stamp on it. Comprising: welcoming entrance hallway with under stair storage, spacious lounge, separate dining room with patio doors onto rear garden, fitted kitchen and useful downstairs cloakroom. The first floor offers four redecorated bedrooms with storage alongside the family bathroom. Externally a single garage provides additional car parking or storage space and the attractive resin driveway provides off street parking to the front and pathway leads to the enclosed rear garden with patio areas and views of Woodlands.

## 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).

## ENTRANCE HALLWAY

Upvc double glazed front door and double glazed side screens providing ample light lead into a spacious and welcoming hallway having Hive thermostat, radiator and stairs to the first floor and offering storage with under stair cupboard.

## LOUNGE 5.19m x 3.23m (17'0" x 10'7")

Having large double glazed window to front, radiator and internal glazed double doors leading through to the dining room allowing the space to be opened up for entertaining additional guests as and when required.

## DINING ROOM 3.24m x 2.80m (10'7" x 9'2")

A versatile room with space for dining or additional family space and having radiator, small hatch from kitchen and patio doors to rear providing access to the rear garden, internal glazed doors lead into the lounge to offer additional entertaining space.

## KITCHEN 3.41m x 2.43m (11'2" x 7'11")

White wall and base units with worktop over, built in double oven with four ring gas hob above and extractor over, stainless steel sink and drainer, built in slimline dishwasher, plumbing for washing machine and space for fridge freezer, radiator and double glazed window and door to rear garden.

## CLOAKROOM

WC, wash hand basin and double glazed window to side.

## ON THE FIRST FLOOR

## LANDING

Having a double glazed picture window to side offering views to the side providing a bright feel, loft access and airing cupboard provide storage space.

## BEDROOM ONE 4.02m x 2.72m (13'2" x 8'11")

Having laminate flooring, double glazed window to front, radiator and built in wardrobe.

## BEDROOM TWO 3.16m x 2.72m (10'4" x 8'11" )

Being redecorated and recarpeted with double glazed window to rear, radiator and built in wardrobe.

## BEDROOM THREE 2.96m x 2.18m (9'8" x 7'1")

Newly carpeted and redecorated with double glazed window to rear and radiator.

## BEDROOM FOUR 2.70m x 1.95m (8'10" x 6'4" )

Newly carpeted and redecorated with double glazed window to front, radiator and useful over stairs storage cupboard.

## BATHROOM

With white suite comprising: bath with mains shower over, pedestal wash basin and WC, radiator, double glazed window to side and tiled walls.

## GARAGE 5.18m max x 2.74m (16'11" max x 8'11" )

Having up and over door to front, light, power and housing Vaillant boiler, outside tap, useful personal door and windows to side and rear giving light and access to the rear garden.

## EXTERNALLY

To the front of the property, a neat resin driveway provides off-street parking and leads to the front door, bordered by a well maintained lawn and a mature hedgerow boundary. A continuation of the pathway guides you to a wrought iron gate at the side of the property offering access to the rear garden. At the rear, a raised patio area provides the perfect spot for outdoor lounging, enhanced by privacy trellis. Beyond this, a hardstanding area accommodates a shed and a generous lawn extends towards the side garden, where fabulous views of Stinchcombe Hill can be enjoyed. This area also features an additional patio ideal for outdoor entertaining, alongside a charming rockery.

## AGENT NOTES

Tenure: Freehold

NB: Property is unregistered and would be subject to first registration.

Services: All mains services are believed to be connected

Council Tax Band: D

Broadband: Fibre to an external box.

For mobile signal and wireless broadband: Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) for more information

## VIEWING

By appointment with the owner's sole agents as over.

## 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.

