



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
69	76	C	B

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55 Lambsdowne, Dursley,
GL11 6PX

Price Guide
£390,000



A UNIQUE THREE BEDROOM DETACHED BUNGALOW SITUATED IN THE POPULAR LAMBSDOWNE DEVELOPMENT TUCKED AWAY IN A CUL-DE-SAC LOCATION. ELEVATED POSITION OVERLOOKING THE COUNTRYSIDE AND BENEFITTING FROM SPECTACULAR VIEWS. ENTRANCE HALL, CLOAKROOM, LOUNGE/DINING ROOM, KITCHEN, CONSERVATORY, THREE BEDROOMS, SHOWER ROOM, SPACIOUS AND WELL LAID OUT GARDENS WITH PATIO AREA, DOUBLE GARAGE, DRIVEWAY WITH AMPLE OFF STREET PARKING, MUST BE SEEN, ENERGY RATING; C

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55 Lambsdowne, Dursley, GL11 6PX

SITUATION

This spacious detached bungalow is situated at the head of the cul-de-sac within the popular Lambsdowne development, which is on the outskirts of the town and within close proximity of woodlands and Stinchcombe Hill. The property is well located for a range of shopping facilities at Woodfields, which include mini-market, hairdressers and butchers. Cam village has a Tesco Supermarket and a range of local retailers including post office, hairdressers and takeaways. Dursley town offers a wider range of local retailers along with Sainsbury's supermarket and leisure facilities include library, swimming pool and 18 hole golf course at Stinchcombe Hill. Cam and Dursley has a choice of four primary schools and secondary schooling at the popular Rednock Comprehensive School. Cam has a 'Park and Ride' railway station with regular services to Gloucester and Bristol and onward connections to the national rail network. The village is also well placed for commuting throughout the South West 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 mini-roundabout and take the first turning at the second mini-roundabout, opposite the Police Station, and continue for approximately 250 metres and take the first turning on the right into Lambsdowne. Continue on this road for approximately 150 metres bearing right and No. 55 can be found at the head of the cul-de-sac.

DESCRIPTION

This larger than average detached bungalow is situated on a good sized plot and is offered with NO ONWARD CHAIN, having been in the same ownership for many years. The property comprises entrance hallway, large lounge/diner, kitchen, cloakroom, conservatory along with three bedrooms and shower room and benefits from gas central heating. Externally there is a good sized driveway to the front providing ample off street parking, double garage and landscaped south facing rear garden offers privacy and far reaching views across the escarpment. and has ample space for entertaining. This property must be seen to be fully appreciated.

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

This welcoming hallway has Upvc door front door and side screen, double glazed window to front and radiator.

CLOAKROOM

Having vanity wash hand basin with storage under, WC, radiator and window to side.

KITCHEN 3.00m x 2.52m (9'10" x 8'3")

A range of wall and base units with worktop over and incorporating sink and drainer, ceramic hob with extractor over, built-in double oven, plumbing for washing machine and space for fridge freezer, double glazed window to front with views across the cul-de-sac.

LOUNGE/DINER 6.50m x 4.40m narrowing to 2.97m (21'3" x 14'5" narrowing to 9'8")

Having double glazed bay window to front, radiator and ornamental fireplace with gas fire, along with radiator and leading to dining area with space for entertaining and a glazed sliding door to:

CONSERVATORY

Having double glazed windows and fully opening hinge patio doors leading out to the fabulous rear garden.

INNER HALLWAY

The hallway leads through from the glazed single door to the sleeping accommodation with loft access and spacious airing cupboard housing immersion tank.

BDROOM ONE 3.49m max x 2.86m max (11'5" max x 9'4" max)

Having an array of built-in wardrobes, double glazed window to front and radiator.

BEDROOM TWO 2.98m widening to 3.44m into door recess x 2.88m (9'9" widening to 11'3" into door recess x 9'5")

With double glazed window to rear and radiator.

BEDROOM THREE 2.90m x 2.31m (9'6" x 7'6")

Built-in sliding door wardrobe, double glazed window to rear and radiator.

SHOWER ROOM

Suite comprising large shower cubicle with mains shower, WC, built-in vanity wash basin with storage under and worktop over, radiator and double glazed window to rear.

DOUBLE GARAGE 5.02m x 4.99m (16'5" x 16'4")

Versatile space having two front up-and-over doors leading in to one big space, power and light, door to rear garden.

EXTERNALLY

The front garden is mainly laid to lawn, with a driveway providing off-road parking for up to four vehicles, leading to the double garage and a pathway to the front entrance. A side path gives access via a gate to the enclosed rear garden, which features a spacious patio and lawn bordered by attractive Cotswold stone walling. Steps rise to beautifully established landscaped areas with an abundance of mature shrubs, trees and flowering plants, together with a greenhouse and additional lawned and gravelled seating areas. Thoughtfully designed for outdoor dining, entertaining and relaxation, the garden also enjoys stunning far reaching views across the escarpment.

AGENT NOTES

Tenure: Freehold. An 18 year lease is currently being surrendered and the property will be sold as Freehold with vacant possession. Services: All mains services are understood to be connected. Council Tax Band: D

Broadband: Asymmetric Digital Subscriber Line
For mobile signal and wireless broadband: Please see 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.

