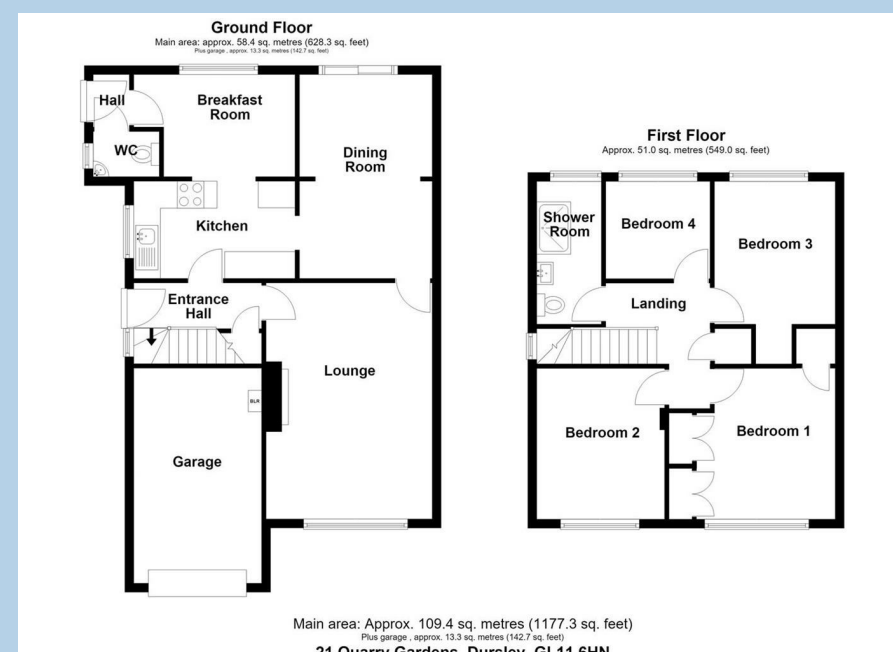


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21 Quarry Gardens Dursley GL11 6HN

Price Guide
£360,000



THIS FOUR BEDROOM SEMI-DETACHED PROPERTY HAS BEEN EXTENDED AND OFFERS A PERFECT BLEND OF COMFORT AND MODERN LIVING, HAVING AMPLE GROUND FLOOR LIVING SPACE ALONG WITH FOUR FIRST FLOOR BEDROOMS, MAKING THIS PROPERTY IDEAL FOR GROWING FAMILIES OR THOSE SEEKING EXTRA SPACE. COMPRISING; ENTRANCE HALL, SPACIOUS LOUNGE, SEPARATE DINING ROOM, KITCHEN BREAKFAST AND CLOAKROOM. ON THE FIRST FLOOR ARE FOUR BEDROOMS AND MODERN SHOWER ROOM. EXTERNALLY, A FRONT DRIVEWAY OFFERS AMPLE OFF STREET PARKING WITH GARAGE AND CARPORT AND ENCLOSED SPACIOUS AND PRIVATE REAR GARDEN. GAS CENTRAL HEATING, EPC: D

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21 Quarry Gardens, Dursley, GL11 6HN

SITUATION

This property occupies a convenient position in this popular residential area which is within walking distance of a parade of shops, including a convenience store, award-winning butcher and hairdresser. It is also nearby to the Leaf and Ground Cafe, along with a number of country walks including the local beauty spot of Stinchcombe Hill. Cam Woodfields Primary School is also within walking distance. The centres of Cam and Dursley are both within 5 minutes drive, each offering a range of independent retailers and supermarkets. Dursley has Rednock Comprehensive School along with a swimming pool and library. Both centres have doctors' and dentist surgeries. Cam has a Park & Ride railway station with regular services to Gloucester and Bristol and onward connections to the national rail network

DIRECTIONS

If travelling from Dursley town centre proceed north west out of town on the A4135 and at the second mini roundabout bear left into Dursley Road and after approximately half a mile turn right in front of the former Yew Tree Public House and continue to the next mini roundabout turning left into Quarry Gardens and the property will be found after a short distance on the left hand side.

DESCRIPTION

Having been in the same ownership for many years the property has been lovingly upgraded and extended over time offering substantial living space along with four first floor bedrooms. Comprising of entrance hallway, lounge, separate dining room, kitchen and breakfast room, downstairs cloakroom, modern first floor shower room and four bedrooms. Externally there is off street parking to the front and side, garage, carport and enclosed rear garden offering a tranquil country feel. Gas central heating and EPC D.

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 GROUND FLOOR

ENTRANCE HALLWAY

With uPVC front door with double glazed side screen, stairs to first floor, radiator and under stairs cupboard for storage.

LOUNGE 5.28m x 3.70m (17'3" x 12'1")

Having double glazed window to front, ornamental brick fireplace, chimney breast and radiator.

DINING ROOM 4.76m x 2.97m (15'7" x 9'8")

Having been extended and offering ample space for dining with patio doors to rear garden and radiator.

KITCHEN 3.43m x 2.19m (11'3" x 7'2")

Having an array of wall and base units with worktop over, incorporating the sink and drainer, space for freestanding oven and plumbing for washing machine, opening to:

BREAKFAST ROOM 2.96m widening to 3.59m x 2.28m (9'8" widening to 11'9" x 7'5")

Having double glazed window to rear, radiator and space for entertaining, a small hatch door with opening to dining room.

INNER HALL

uPVC external door to side and rear garden and having space for coats and shoe storage.

CLOAKROOM

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

ON THE FIRST FLOOR

LANDING

Double glazed window to side providing ample light, airing cupboard, radiator and loft access.

BEDROOM ONE 3.38m x 3.07m (11'1" x 10'0")

With two built in double wardrobes, a further built in

cupboard with hanging rail, radiator and double glazed window to front.

BEDROOM TWO 3.37m x 2.90m (11'0" x 9'6")

Double glazed window to front and radiator.

BEDROOM THREE 3.24m 2.71m (10'7" 8'10")

Double glazed window to front, radiator and useful storage alcove with hanging rail.

BEDROOM FOUR 2.33m x 2.24m (7'7" x 7'4")

Double glazed window to rear.

SHOWER ROOM

With modern shower cubicle and mains shower, built in vanity wash basin with storage under and WC, clad with surround and double glazed window to rear.

EXTERNALLY

To the front of the property is a well presented resin driveway providing ample off street parking and access to garage, a carport to side leads to the front door. A side gate provides access to the rear enclosed garden offering a tranquil space with an abundance of shrubs, fruit trees, and a small vegetable plot. A patio area provides space for al fresco dining, and a pathway weaves through the garden to a summer house and potting shed.

AGENT NOTES

Tenure: Freehold

Services: All mains services are understood to be connected.

Council Tax Band: 'C'

Please note the property is being sold with unregistered title and will be subject to first registration.

Broadband: Asymmetric Digital Subscriber Line

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.

