



**Woodside, Nunnery Lane, Dursley, GL11 4AW**

**Guide Price £500,000**

**HUNTERS<sup>®</sup>**  
**EXCLUSIVE**



# Woodside, Nunnery Lane, Dursley GL11 4AW

**Guide Price £500,000**

Nestled along a quiet country lane, this impressive four-bedroom detached house offers spacious and versatile living accommodation. The property features; an entrance porch leading into the entrance hallway, two generous reception rooms, perfect for entertaining or relaxing with family, and a modern fitted kitchen with separate utility and downstairs cloakroom. To the first floor floor, a landing area leads to five bedrooms, the principle bedroom having an en-suite bathroom and a further family bathroom. Outside, the front garden has a driveway providing parking for several cars leading to the detached double garage, with personal door to rear. To the rear of the property you will find a low maintenance garden which is mostly laid to patio with various plants and shrubs. The property also has the benefit of solar panels.

Offered for sale with no onward chain, the property occupies an extremely pleasant position in the much sought after and rarely available Nunnery Lane area close to the market Town of Dursley offering a full range of amenities enabling shopping, schooling and recreational facilities whilst the A38 and M5 motorway network enable easy access to the major cities of Bristol, Bath and Gloucester and Tetbury is approximately 10 minutes drive via the A4135.







- Detached Family House in Sought After Location
- Country Lane Position
- Two Reception Rooms, Fitted Kitchen with Separate Utility and Cloakroom
- Five Bedrooms, Main with En-Suite
- Further Family Bathroom
- Front Garden with Driveway Parking for Several Cars
- Detached Double Garage
- Low Maintenance Rear Garden
- No Onward Chain
- Unique Opportunity



**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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	74	80
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

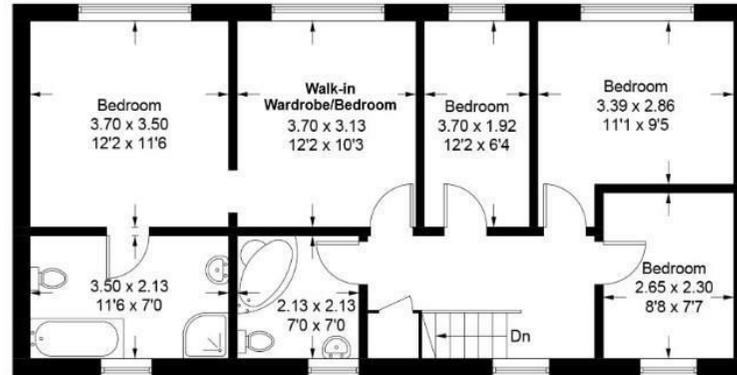
**DISCLAIMER**

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.

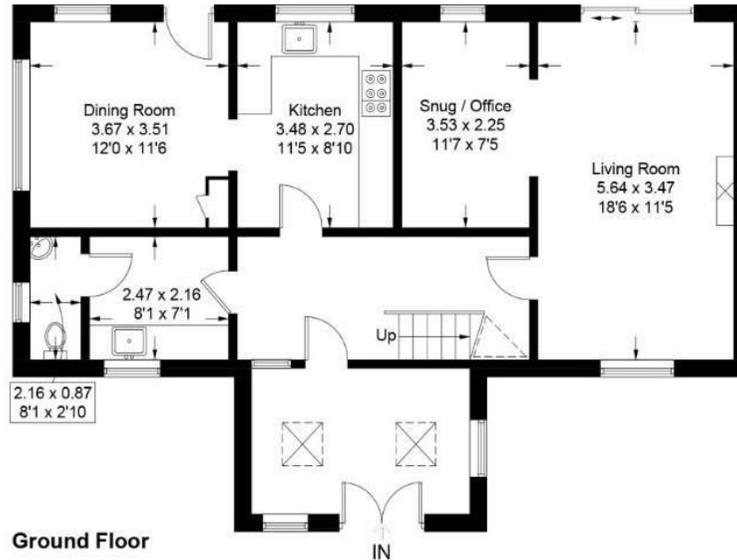
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Approximate Gross Internal Area = 157.4 sq m / 1694 sq ft  
Double Garage = 36.0 sq m / 387 sq ft  
Total = 193.4 sq m / 2081 sq ft



First Floor



Ground Floor

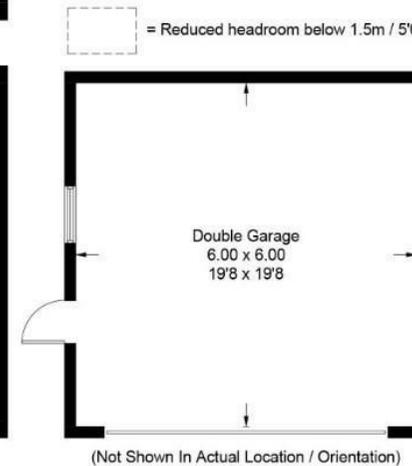


Illustration for identification purposes only, measurements are approximate,  
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## Viewing Arrangements

Strictly by prior appointment only through the agent Hunters  
01453 542 395 | Website: [www.hunters.com](http://www.hunters.com)

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