

# HUNTERS®

HERE TO GET *you* THERE



**38 Ryder Close**  
Norman Hill, Dursley, GL11 5SG

£325,000

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Council Tax: D



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## Entrance Hallway

Via part glazed door with glazed side panel, radiator, wood flooring, access to loft space, airing cupboard with water cylinder, shelving, doors to:

## Lounge/Dining Room

20'10 max x 12'1 max (6.35m max x 3.68m max)

A generous room with bay window to front aspect, further window to front aspect, two radiators, fireplace with feature fire on hearth.

## Kitchen

9'9 x 8'9 (2.97m x 2.67m)

Window to side aspect, door to garden, range of wall and base units with work-surfaces, space for fridge/freezer, fitted double oven, Vaillant gas combination boiler, ornate tiled splash-back, space for washing machine, fitted gas hob, chrome ladder radiator.

## Shower Room

Window to side aspect, corner shower with Mira shower with handheld and rainfall shower, wash hand basin with unit below, WC, part tiled walls, wall mounted heater, chrome ladder radiator, extractor fan.

## Bedroom One

10'6 x 10'1 (3.20m x 3.07m)

Window to rear aspect overlooking garden, radiator.

## Bedroom Two

10' x 7' (3.05m x 2.13m)

Glazed French doors to the conservatory, wood flooring, radiator.

## Conservatory

10' x 8'2 (3.05m x 2.49m)

French doors to garden, windows to sides with countryside views across to Cam Peak, radiator, laminate flooring, exposed brick walling.

## Outside Rear

The established gardens extend to the front, rear and side with fabulous views to the Cam Green and Cam Peak from the rear. Edged by fencing and walling with lawned area. A generous patio area extends from the rear to the side of the property with raised flower borders, handy timber work-shop/summer house, secure gated access to front, small garden shed and wooden storage box.

## Outside Front

Paved paths to front door and side gate, lawned area, raised flower beds.

## Garage

Found to the rear of the property with roller door and driveway parking for one/two cars.

## Agents Note

The property also benefits from solar panels which are owned by the property/vendor. Please ask agents for further details.

## 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.

Located in the desirable Ryder Close development, this well maintained detached bungalow, offers a perfect blend of comfort and convenience. Set on a corner plot, the property is offered with no onward chain, making it an ideal choice for those looking to settle in a local neighbourhood.

Upon entering, you are welcomed by a spacious entrance hallway that leads to a generous lounge/dining room, perfect for entertaining or relaxing with friends or family. The contemporary fitted kitchen is both stylish and functional, featuring a door that opens to the side garden, allowing for easy access to outdoor living. The modern shower room is equipped with a corner shower for ease of use.

This bungalow comprises two well-proportioned bedrooms, including a main double bedroom that offers ample space. The second bedroom features double doors that lead to a delightful conservatory, providing lovely views of surrounding countryside, Cam Peak and an abundance of natural light.

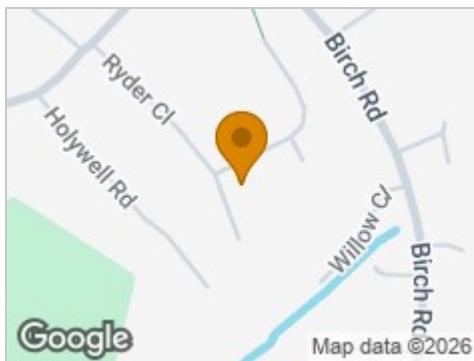
Outside, the property is surrounded by established gardens that extend to both the rear and side, offering a private oasis for gardening enthusiasts or those who simply wish to enjoy the fresh air. A gate leads from the generous garden to the front, enhancing accessibility. Additionally, the bungalow includes a detached garage and driveway parking, ensuring convenience for residents and visitors alike.

This property is a rare find in a sought-after location, making it an excellent opportunity for anyone seeking a peaceful retreat in Dursley. Don't miss the chance to make this delightful bungalow your home.

- Well Maintained Detached Bungalow in Popular Location
- Generous Lounge/Dining Room with Bay Window
- Further Bedroom with Double Doors to Conservatory
- Countryside Views to Cam Peak to Rear
- Offered for Sale with No Onward Chain
- Fitted Kitchen with Door to Garden
- Shower Room
- Entrance Hallway with Storage
- Main Double Bedroom
- Detached Garage and Driveway Parking



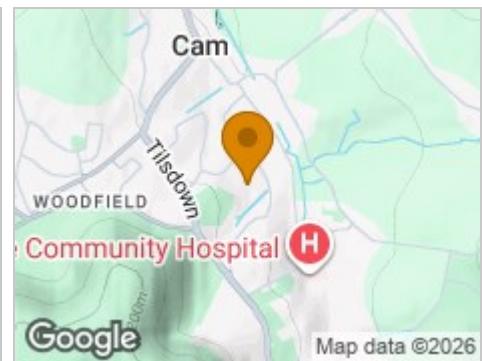
## Road Map



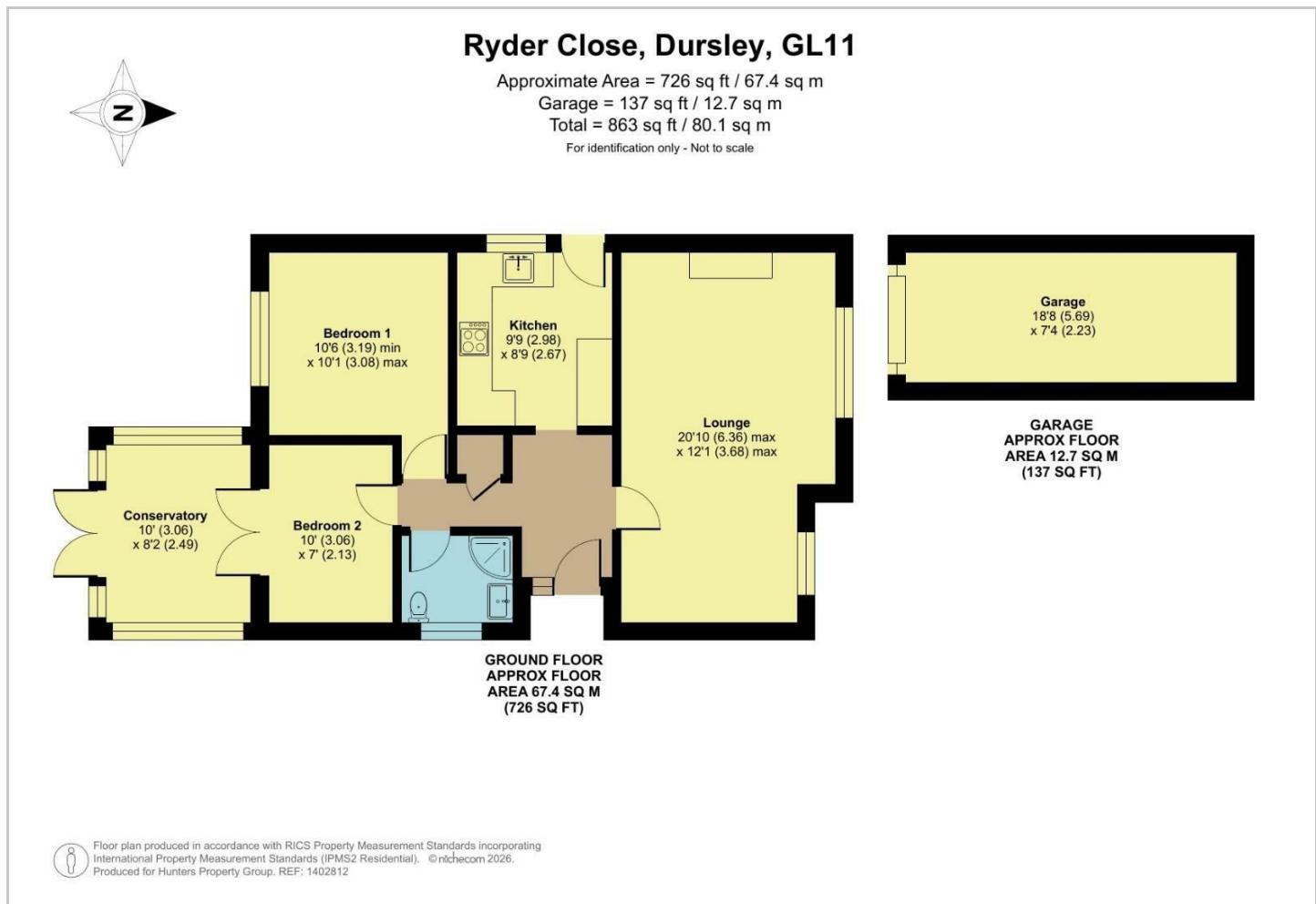
## Hybrid Map



## Terrain Map



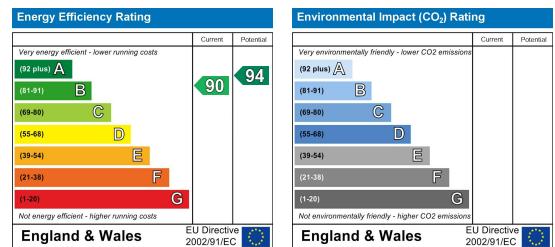
## Floor Plan



## 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.