



24 Riversmill, Dursley, GL11 5GG  
Guide Price £565,000

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EXCLUSIVE



## 24 Riversmill, Dursley, GL11 5GG

**\*\*NO ONWARD CHAIN\*\*** Set within the highly sought-after Riversmill development, this impressive five-bedroom detached home offers spacious and versatile living across three floors, making it ideal for growing families or those needing additional space to work from home.

Elevated from the road, the property enjoys a commanding position with both front and rear gardens, a double garage with double car port and private parking area.

Internally, the ground floor features a generous entrance hall, a spacious lounge with French doors opening out to the rear garden, a separate formal dining room, a stylish kitchen/diner with integrated appliances, and a handy utility room.

Upstairs, the first floor offers a spacious main bedroom with an en-suite shower room, along with two further bedrooms and a modern family bathroom. The top floor provides two additional double bedrooms, served by a Jack and Jill shower room — ideal for guests, teenagers, or as a home office suite.

The property also benefits from substantial built-in storage throughout, gas central heating, and double glazing.

Riversmill is a popular development known for its peaceful setting and attractive layout, with a river running through the site — attracting local wildlife including ducks and birds. It's perfectly positioned for access to Dursley town centre, local schools, countryside walks, and transport links to the A38 and M5.

This is a rare opportunity to acquire a substantial family home in a tranquil yet convenient location. Early viewing is highly recommended.





### **Entrance Hallway**

Via door with glazed side panels, coved ceiling, laminate flooring, radiator, dog-leg staircase to first floor, understairs storage cupboard, doors to:

### **Sitting Room**

Sash window to front aspect, French doors to rear, two radiators, fireplace with gas fire on hearth, coved ceiling.

### **Dining Room**

Sash window to front aspect, coved ceiling, radiator.

### **Kitchen/Breakfast Room**

Multiple windows to rear aspect, range of wall and base units with work-surfaces, one and half bowl sink unit with mixer tap, inset Neff double oven, integrated Neff dishwasher, electric Everhot freestanding cooker, Neff ceramic hob, splash-backs, laminate flooring, door to:

### **Utility**

Door to rear garden, laminate flooring, wall and base units with work-surfaces, space for washing machine, sink with mixer tap, radiator, door to:

### **Cloakroom**

Window to side aspect, WC, part tiled walls, pedestal wash hand basin, laminate flooring, radiator, extractor fan.



### **First Floor Landing**

From the entrance hall a dog-leg staircase leads to first floor landing with sash window to front aspect, coved ceiling, stairs to second floor, airing cupboard with Mega Flo Water System, doors to:

### **Bedroom One**

Sash window to front aspect, radiator, range of fitted wardrobes, door to:

### **En-Suite**

Window to rear aspect, WC, pedestal wash hand basin, part tiled walls, radiator, ceiling spotlights, shower cubicle with mains shower.

### **Bedroom Five**

Sash window to front aspect with views, radiator, fitted wardrobes.

### **Bedroom Four**

Window to rear aspect, radiator.

### **Bathroom**

Window to rear aspect, WC, pedestal wash hand basin, radiator, bath with over-bath mains shower, part-tiled walls, ceiling spotlights, shaver point, extractor fan.



### **Second Floor Landing**

From the first floor stairs lead to the second floor with window to front aspect with views, radiator, doors to:

### **Bedroom Two**

Window to front aspect with views, radiator, range of substantial fitted cupboards/wardrobes, loft hatch, door to Jack-and-Jill bathroom.

### **Bedroom Three**

Window to front aspect with views, radiator, range of substantial fitted cupboards/wardrobes, door to:

### **Jack-and-Jill Bathroom**

Velux skylight window, pedestal wash hand basin, WC, part tiled walls, shower point, radiator, shower cubicle with mains shower, radiator.

## **OUTSIDE**

### **Rear Garden**

Patio area, path leading to further patio area, lawned area, abundance of plants and shrubs, feature trees and shrubs, further area to side with patio area, steps to terraced patio area, wooden garden building, door to garage, edged by fencing.



Pillared entrance to tarmac driveway with carport canopy leading to double garage.

### **Detached Double Garage**

Metal up and over doors, power and light, personal door to garden.

### **Front**

Via wrought iron gate with path and raised decked area with seating terrace area, path to front door, abundance of plants and shrubs, steps to side access leading to rear of property, edged by wood fencing.

### **Agents Note**

Please note there is a management charge payable of approximately £252.00 per annum.

### **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.



- Substantial Five-Bedroom Detached Family Home
- Arranged Over Three Spacious Floors
- Elevated Position With Front and Rear Gardens
- Double Garage and Private Parking
- Spacious Lounge with French Doors to Garden
- Separate Formal Dining Room
- Modern Kitchen/Diner with Integrated Appliances
- Main Bedroom with En-Suite Shower Room
- River Running through the Development Attracting Local Wildlife
- Located in the Sought-After Riversmill Development

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. 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.

## 24 Riversmill Court, GL11 5GG

Approximate Gross Internal Area = 175.6 sq m / 1890 sq ft  
 Double Garage = 26.3 sq m / 283 sq ft  
 Total = 201.9 sq m / 2173 sq ft

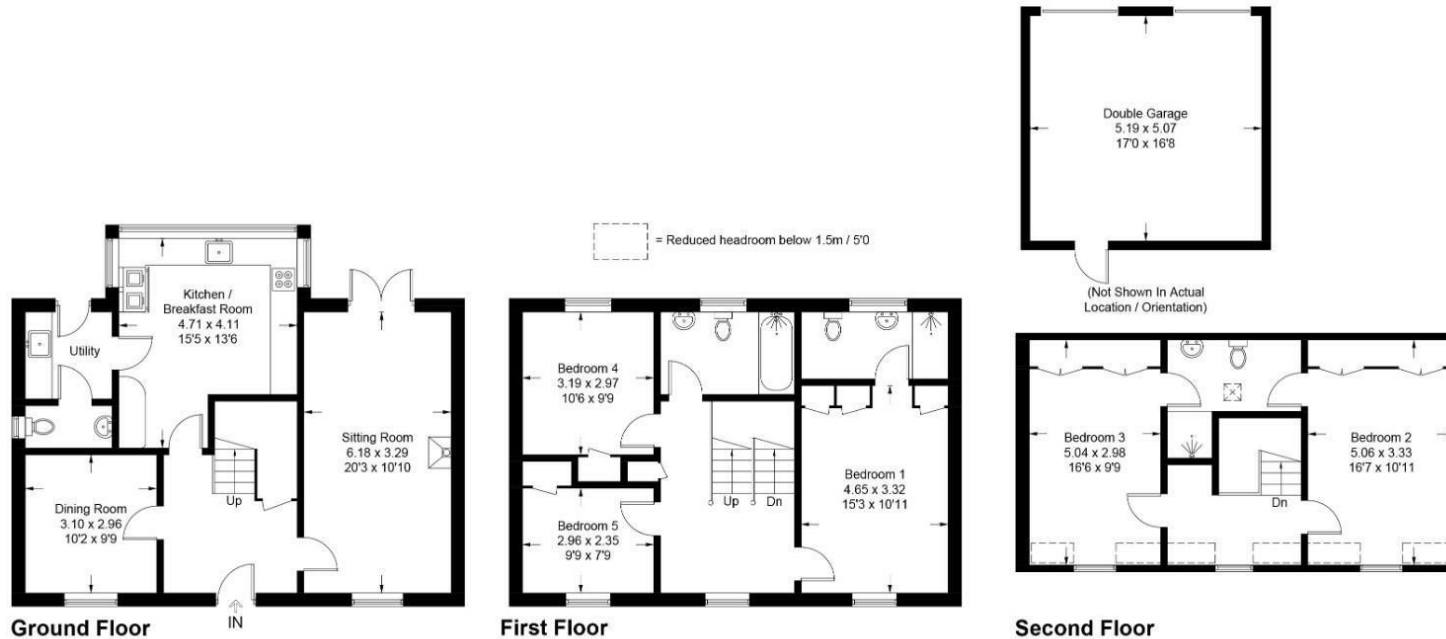
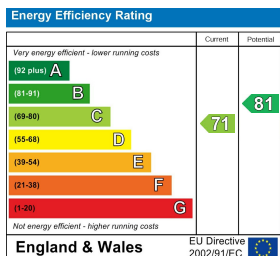


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1216269)



### Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Dursley -  
 01453 542 395 <https://www.hunters.com>

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