



35 Forge Road, Dursley GL11 4GB

**HUNTERS**<sup>®</sup>  
EXCLUSIVE







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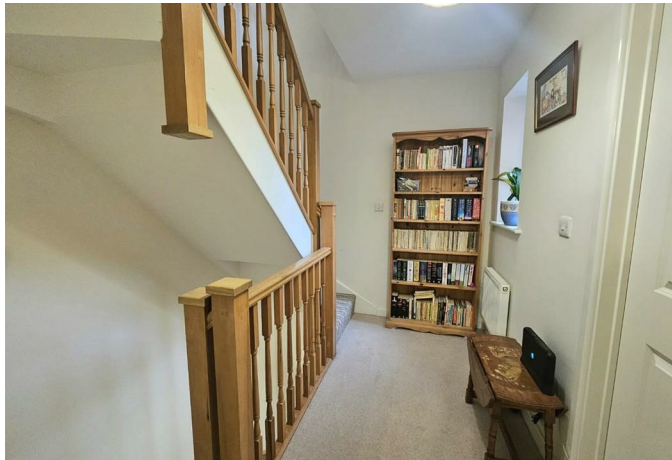
A generously proportioned and well-presented semi detached family home found in a popular and conveniently appointed position in Dursley. Beautifully presented throughout, the property has been much improved by the current owner over the past years and offers well-balanced accommodation over three floors.

On stepping through the front door you are met by a spacious hallway giving access to the ground floor cloakroom, double bedroom/study and garage which is currently separated into two areas. Stairs lead to the generous first floor landing which in turn leads to the lounge located to the front of the property with a picture window to the front. Double doors lead to the beautiful kitchen/breakfast room which is well equipped with a stylish range of contemporary units and offers a pleasant outlook with French doors opening to the rear garden. There is an integrated washing machine, dishwasher, oven with hob, microwave and fridge/freezer.

Upstairs, the second floor, again with a spacious landing area, comprises of a main suite with fitted wardrobes and en-suite shower room, two further bedrooms and family bathroom.

Outside the property has garage with hard-standing to the front with a side access with decked steps leading to the rear garden with gate. The established rear garden has a pretty leafy outlook to the rear with lawn and decked seating areas.

**Asking Price £375,000**





### **Entrance Hall**

Via part glazed door, radiator, stairs to first floor landing, doors to:

### **Cloakroom**

WC, wash hand basin, radiator, extractor fan.

### **Bedroom Four**

Windows to front and side aspects, radiator.

### **Garage**

Metal up and over door, power and light, currently divided into two sections.

### **First Floor Landing**

Window to front aspect, radiator, stairs to second floor, doors to:

### **Lounge**

Picture window to front aspect, radiator, LVT flooring, double doors to:

### **Kitchen/Breakfast Room**

French doors to garden, window to rear aspect, integrated Bosch washing machine, radiator, range of wall and base units with work-surfaces over,

integrated appliances including Zanussi dishwasher, oven and gas hob, microwave and fridge/freezer, inset stainless steel sink unit with mixer tap, LVT flooring, extractor fan, upstands.

### **Second Floor Landing**

Window to front aspect, radiator, airing cupboard with Worcester Bosch boiler, door to:

### **Main Bedroom**

Two windows to front aspect, radiator, door to:

### **En-Suite**

Double shower cubicle, radiator, LVT flooring, WC, wash hand basin, shaver socket.

### **Bathroom**

Fitted with panelled bath with shower mixer tap, wash hand basin, WC, radiator, part tiled walls.

### **Bedroom**

Window to rear aspect, access to boarded loft space, radiator.





### **Bedroom**

Window to rear aspect, radiator.

### **Outside**

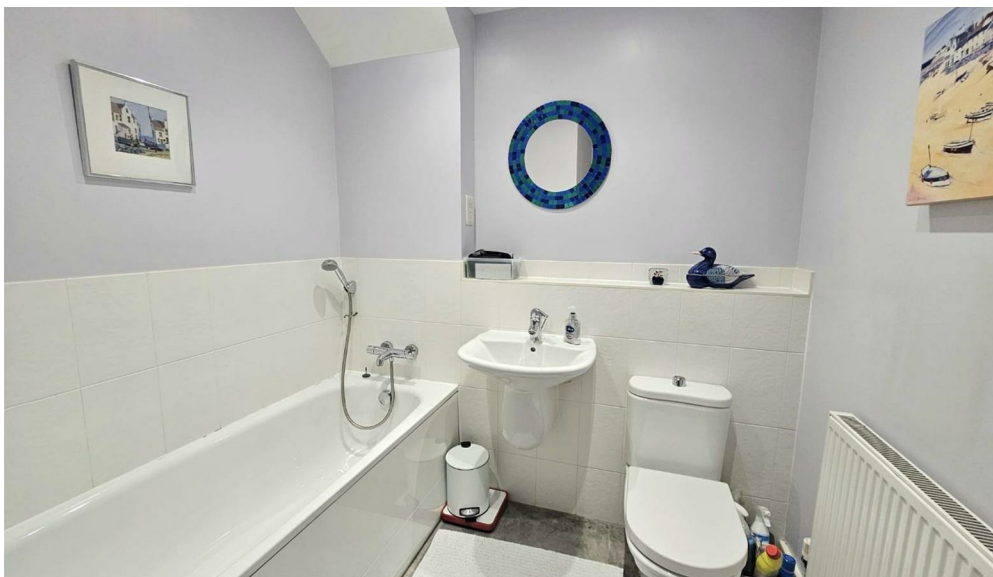
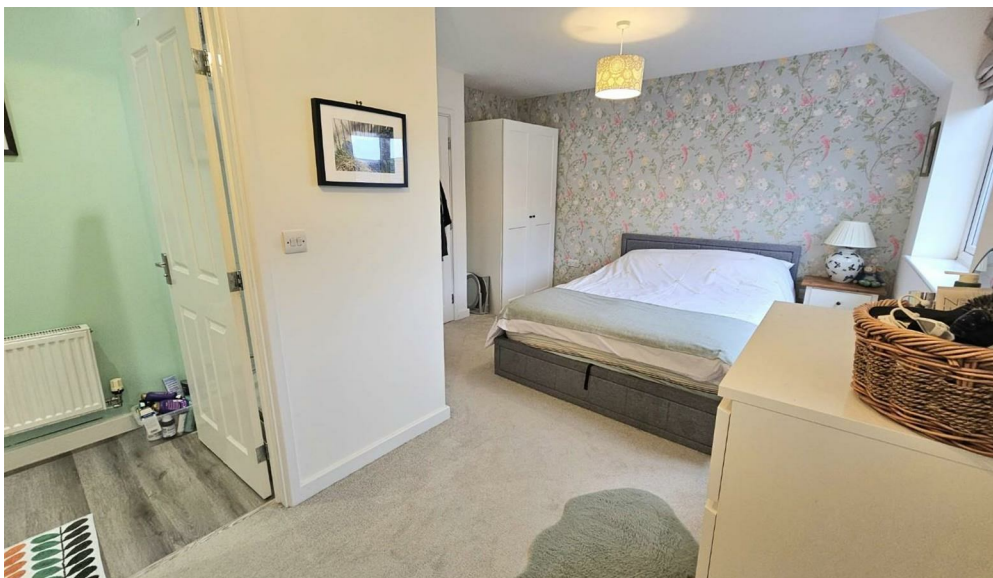
With a leafy aspect, enclosed by fencing, patio and decked seating areas, gated access leading to the side of the property where you will find an area to store wheelie bins etc with steps leading to the front of the property.

### **Agents Note**

Please note there is an estate management charge of £560 per annum, payable half yearly.

### **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.



- Spacious Semi Detached in Cul-de-Sac Location
- Arranged Over Three Floors
- Entrance Hallway, Cloakroom and Study/Bedroom
- Fabulous Kitchen/Breakfast Room and Lounge on the First Floor
- Three Further Bedrooms, Main with En-Suite Facilities
- Generous Landing Areas
- Open Plan Front Garden
- Garage with Access to the Hallway
- Established Rear Garden with Patio and Decked Areas

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.





Total area: approx. 139.6 sq. metres (1502.2 sq. feet)

| 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>                            |                         |           |
| (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 |           |

### Viewing Arrangements

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

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