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34 Dursley Road Dursley GL11 6PP

Price Guide

**£565,000**



THIS SUBSTANTIAL FOUR BEDROOM DETACHED PROPERTY DOES NOT DISAPPOINT! IT OFFERS EXCEPTIONAL VIEWS AND COMPRISSES: ENTRANCE HALLWAY, LOUNGE WITH WOODBURNING STOVE, OPEN PLAN KITCHEN FAMILY ROOM, DINING ROOM WITH WOODBURNING STOVE, CONSERVATORY, UTILITY ROOM, CLOAKROOM AND BOOT ROOM. THE FIRST FLOOR OFFERS A TOTAL OF FOUR DOUBLE BEDROOMS: MASTER WITH EN SUITE AND TWO WITH WASHING FACILITIES/SHOWER CUBICLE, MODERN FAMILY BATHROOM, AND BALCONY. EXTERNALLY: LARGE GARDENS TO FRONT SIDE AND REAR, DRIVEWAY TO FRONT & REAR OFFERING AMPLE OFF STREET PARKING, AND DETACHED SINGLE GARAGE. GAS CENTRAL HEATING, EPC D, COUNCIL TAX BAND E

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# 34 Dursley Road, Dursley, GL11 6PP

## SITUATION

Situated in the sought after area Dursley Road with exceptional views, this property is within a short distance of a range of shops including, an award winning butchers, mini-market, hairdressers and the newly established 'Leaf & Ground' with café and farm shop. A wider range of shopping facilities can be found in Cam village centre including Tesco supermarket. In addition, the village has three primary schools and secondary schooling can be found in nearby Dursley town centre. The town has a range of services including library, swimming pool and Sainsbury's supermarket. The property is well placed for commuting to the larger centres of Gloucester, Bristol and Cheltenham via the A38 and M5/M4 motorway network. Cam has a 'Park and Ride' railway station with onward connections to the National Rail Network.

## DIRECTIONS

From our office in Dursley town centre, head northwest on the A4135 (Kingshill Road). Go straight at the first mini roundabout, then turn left onto Dursley Road at the second roundabout. Continue for about 800 metres and No. 34 is on the right, just past the "Leaf and Ground" turning.

## DESCRIPTION

This detached family home offers deceptively spacious accommodation throughout and has been reconfigured by the current owners to provide excellent ground floor living space for a growing family. This sought after area offers extensive views towards the wooded slopes of Stinchcombe Hill. The front of the property is accessed via the spacious driveway with ample off street parking, leading to the front entrance and leads to a wrap around garden with views and leading to the versatile rear driveway with additional off street parking and detached single garage. The property comprises: entrance hallway, large open plan kitchen-family room, traditional lounge with wood burning stove and bay window to front with views, separate dining/second reception room with wood burning stove, inner hallway to boot and utility rooms and cloakroom and conservatory. On the first floor are four well proportioned double bedrooms along with the spacious modern family bathroom, master having modern en suite and additional shower facilities in the second bedroom and wash basin in bedroom three. There is access to a first floor balcony having lapsed planning for a fifth bedroom. The property must be seen to be fully

appreciated and we would suggest viewing at your earliest opportunity. Gas central heating, double glazing throughout and EPC Rating: 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 HALL

Wooden door with double glazed side screens, tiled floor, space for coats and shoes and stairs to first floor.

### LOUNGE 4.15m x 3.91m (13'7" x 12'9")

Cosy space for entertaining or lounging having feature fireplace with wood burning stove with brick surround and wooden mantel over and attractive granite hearth, radiator and large double glazed bay window to front offering views towards Stinchcombe Hill woods.

### OPEN PLAN KITCHEN/FAMILY ROOM 5.31m x 4.76m (17'5" x 15'7")

This welcoming room is indeed the hub of the house offering excellent entertaining space, having been upgraded approximately 10 years ago. The kitchen has a range of cream wall and base units with oak worktops over and incorporating double Belfast sink, drawers, built-in dishwasher and fridge/freezer, a spacious island with induction hob provides additional worktop or dining space, housing under counter built-in double ovens below and useful storage. Additional space provides a defined dining area for family meals and socialising, triple aspect windows offer an incredible view of all three areas of the garden with treeline views to the front. Internal patio doors lead through to the conservatory making this open plan space perfect for enjoying meals with friends and family while feeling connected to both the kitchen and outdoors.

### CONSERVATORY 4.93m x 2.25m (16'2" x 7'4")

Double glazed surround with patio doors giving access to rear garden, power and light.



## INNER HALL

Tiled floor and providing access through the rear of the property.

## CLOAKROOM

Having WC, wash basin and radiator.

## BOOT ROOM 2.11m x 1.98m (6'11" x 6'5")

Versatile space for everyday living, having radiator, tiled floor, storage space for coats and shoes, a wooden door provides access to the rear garden and a further door leads into:

## UTILITY 2.61m x 2.00m (8'6" x 6'6")

Double glazed window to rear, radiator and worktop incorporating sink and drainer, plumbing for washing machine, space for appliances and storage.

## ON THE FIRST FLOOR

### LANDING

Radiator, door to external balcony with wrought iron railings.

### MASTER BEDROOM 3.66m widening to 4.75m in door recess x 3.94m w (12'0" widening to 15'7" in door recess x 12'11" w)

This tranquil space is calm and inviting having dual aspect windows to front and side with views towards to Leaf & Ground and woodlands, ample space for wardrobes, radiator, a door leads to:

## EN SUITE

Modern suite with built in shower cubicle with mains shower and bi-fold door, vanity wash basin with storage under and WC, ladder radiator, tiled floor, part tiled walls and double glazed window to rear.

## FAMILY BATHROOM

Spacious and comprises: white suite with bath and shower tap, separate enclosed shower cubicle with electric shower, WC, pedestal wash hand basin, tiled floor, heated towel rail, double glazed window to rear, loft access, spacious airing cupboard housing combi-boiler.

## BEDROOM TWO 4.18m x 3.30m (13'8" x 10'9")

This mini suite has ample space, along with chimney breast flanked by an enclosed shower cubicle and vanity wash basin, radiator and offers exceptional views towards Stinchcombe Hill woods .



## BEDROOM THREE 3.87m x 3.02m (12'8" x 9'10")

Having double glazed window to rear, radiator, vanity wash basin with storage under, chimney breast with small opening and loft access.

## BEDROOM FOUR 3.77m x 2.89m (12'4" x 9'5")

With step down from the landing, includes radiator, loft hatch and double glazed window to front with views to Leaf & Ground and woodland beyond.

## EXTERNALLY

To the front of the property is a large gravelled driveway offering ample off street parking via a five bar gate, flanked by small picket fence enclosing the larger than average front gardens, a small gate with pathway leads to the large lawned area sweeping to the side with ample space for families looking for outdoor play. To the rear of the garden is a chicken enclosure and hardstanding for shed. The large lawned area leads to a large patio area with ornamental pond, space for entertaining with decked area and recently exposed 'Well' with brick surround, electrical socket, internal lighting and safety grate allowing this unique and beautiful feature to be enjoyed safely by all. A picket fence and gate lead to the rear enclosed detached single GARAGE and vegetable patch with tarmacadam driveway providing rear vehicle and pedestrian access via a five bar gate off 'Woodfield Road' with an existing 'right of access'. The garden is edged by an array of bushes, shrubs and hedgerow providing a private space for all to enjoy.

## AGENT NOTES

Tenure: Freehold

Services: All mains services are connected.

Council Tax Band: E

Rights of access: Easement off Woodfield Road, provides access over a neighbouring property to the rear driveway of No. 34

Broadband: Fibre to the Cabinet

For mobile signal and wireless broadband: Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) for more information

## VIEWING

By appointment with the owner's sole agents as over.

## 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.

