

# HUNTERS®

HERE TO GET *you* THERE



5 Nordown Road  
Norman Hill, Dursley, GL11 5RT

£325,000

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Council Tax: C



# 5 Nordown Road

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## Entrance Hall

Via glazed door with glazed side panel, stairs to first floor landing, doors to:

## Living/Dining Room

Window to front aspect, fireplace with electric fire, two wall heaters, sliding doors to rear garden.

## Kitchen

Fitted with a range of wall and base units with work-surfaces over, stainless steel sink unit, space for washing machine, tiled splash-backs, fitted oven with hob and extractor over, space for under-counter fridge, serving hatch, window and part glazed door to rear garden.

## First Floor Landing

From the entrance hall stairs lead to first floor landing with window to side, access to loft space and doors to:

## Bedroom One

Window to rear, wall heater.

## Bedroom Two

Window to front, wall heater.

## Bedroom Three

Window to front, wall heater.

## Bathroom

Frosted window to rear, panelled bath, wash hand basin set in unit with cupboard below, shower cubicle, WC.

## Outside Rear

The rear garden is laid to lawn with patio, steps and

path lead down the garden to further patio seating area, enclosed by fencing with shrubs and bushes.

## Outside Front

The front is laid to lawn with flower border and path leading to front door.

## Garage

Brick paved driveway leading to garage with up and over door, power and light, rear courtesy door to garden.

## 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.

A well-presented three-bedroom semi-detached home, occupying a desirable corner plot and offering generous gardens with the potential to extend, subject to planning.

The property provides well-maintained accommodation arranged over two floors. The ground floor comprises a spacious lounge with dining area, and a kitchen with access to the rear garden, offering practical family living space.

Upstairs, there are three bedrooms - two doubles and a single/study - along with a family bathroom with separate bath and shower, providing flexibility for family life.

Externally, the property benefits from a single garage and a block-paved driveway to the front, offering convenient off-road parking. The corner plot and generous garden enhance both privacy and potential for future extension.

This home presents an excellent opportunity to acquire a comfortable family house in a sought-after Dursley location, combining well-maintained accommodation with scope to adapt and extend to suit modern living.

- Well-presented three-bedroom semi-detached home
  - Spacious lounge with dining area
  - Family bathroom with separate bath and shower
  - Single garage and block-paved driveway providing off-road parking
- Well-maintained accommodation throughout, ready for modern family living
- Occupies a desirable corner plot with generous gardens
  - Kitchen with access to the rear garden
  - Two double bedrooms and a single/study bedroom
  - Corner plot offers privacy and potential to extend (subject to planning)
  - Convenient location in sought-after Dursley, close to schools, amenities, and transport links



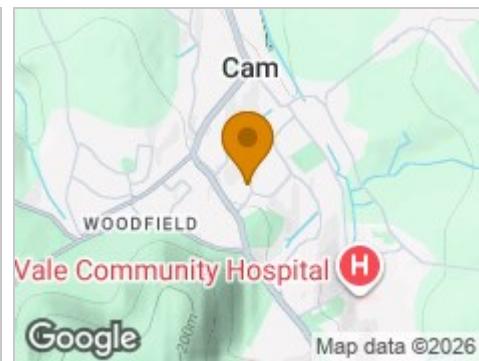
## Road Map



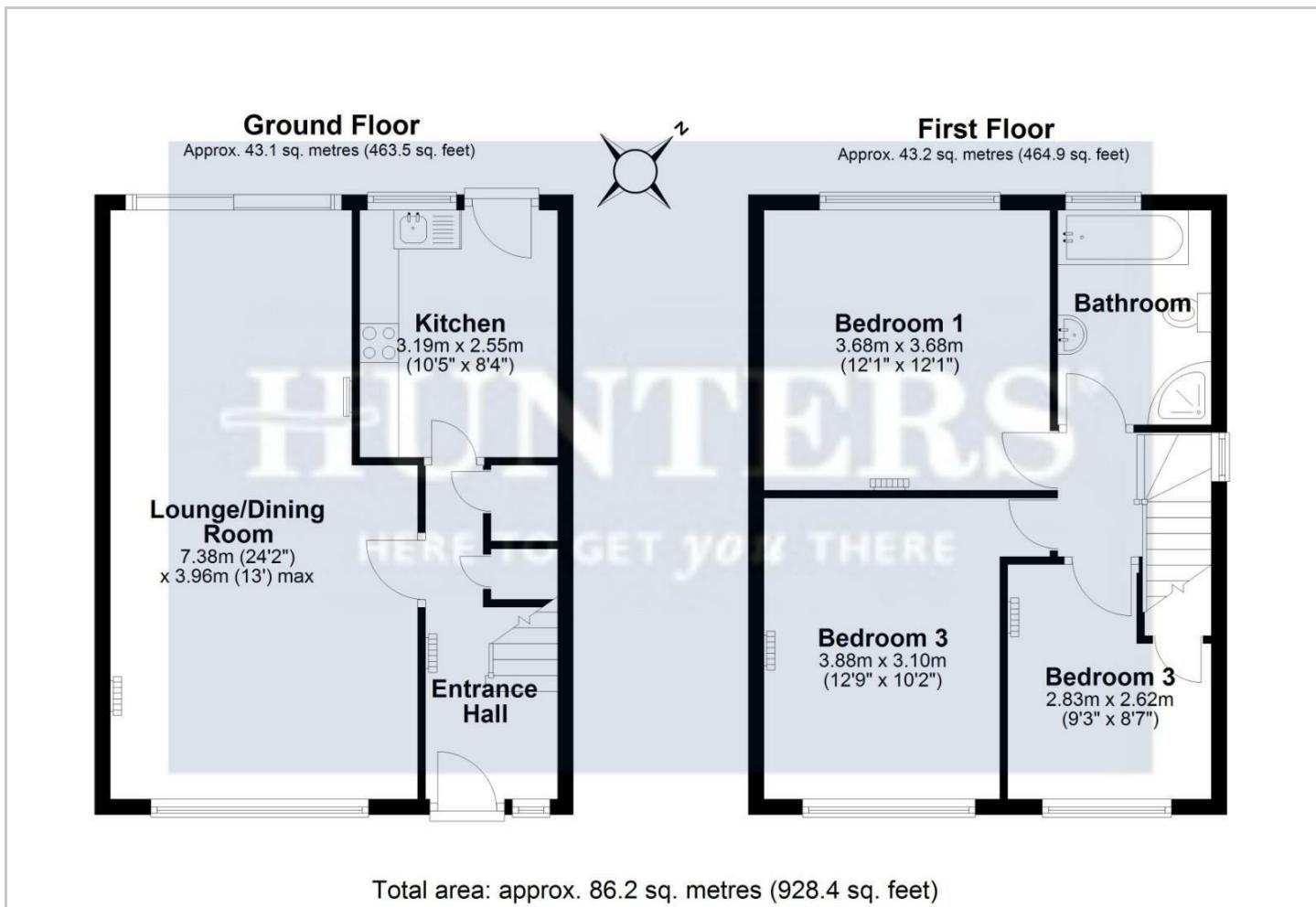
## Hybrid Map



## Terrain Map



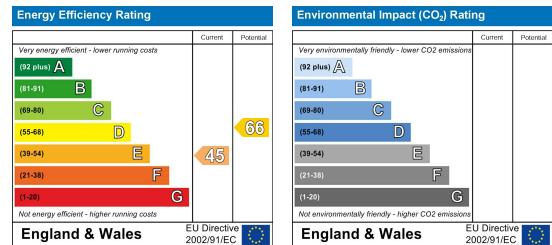
## Floor Plan



## 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.