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26 Dursley Road, Dursley,  
GL11 6PP

Price Guide  
**£575,000**



IMMACULATELY PRESENTED FOUR BEDROOM DETACHED FAMILY HOME, PRIME AND SOUGHT AFTER LOCATION SET BACK FROM ROAD, AMPLE DRIVEWAY PARKING, OPPOSITE LEAF AND GROUND CAFÉ WITH FURTHER VIEWS TOWARDS WOODED SLOPES OF STINCHCOMBE HILL, THREE RECEPTION ROOMS PLUS OFFICE/STUDY, ENTRANCE PORCH, SPACIOUS ENTRANCE HALLWAY, KITCHEN/BREAKFAST ROOM, LIVING ROOM, DINING ROOM, CLOAKROOM, UTILITY ROOM, STUDY/OFFICE, FOUR FIRST FLOOR BEDROOMS, MASTER WITH EN-SUITE SHOWER ROOM, SPACIOUS FAMILY BATHROOM, ENCLOSED REAR GARDEN WITH WORKSHOP PLUS SHED. ENERGY RATING: D.

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# 26 Dursley Road, Dursley, GL11 6PP

## SITUATION

Situated in this sought after area of 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. Proceed 700 metres and the property will be located on the right hand side directly opposite 'Leaf and Ground' café.

## DESCRIPTION

This immaculately presented four bedroom detached family home is located in a particularly sought after location and set back from road which offer ample parking via the large driveway. The rear garden offers a good degree of privacy with tall hedging, patios, laid to lawn garden, workshop and storage shed. The accommodation is well balanced and spacious, offering three reception rooms on the ground floor and four good sized first floor bedrooms. The property briefly comprises; entrance porch, spacious entrance hallway, kitchen/breakfast room, dining room, living room, utility room, office/study and cloakroom. On the first floor, there are four bedrooms, master having en-suite shower room and family bathroom with bath and separate shower.

## 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).

## ENTRANCE PORCH

Wooden front door, double glazed windows, further double glazed door leading to:

## SPACIOUS ENTRANCE HALLWAY

Two double glazed windows to front, radiator, stairs to first floor.

## KITCHEN/BREAKFAST ROOM 5.22m x 2.63m (17'1" x 8'7")

Fitted kitchen with base and wall units, laminated work surfaces over, integrated tall fridge freezer, electric oven & grill, separate five ring gas hob with hood over, one and half bowl stainless steel sink and drainer, integrated dishwasher, radiator, double glazed door to front.

## LIVING ROOM 3.98m narrowing to 3.62m x 3.87m (13'0" narrowing to 11'10" x 12'8")

Double glazed French doors to garden, radiator.

## DINING ROOM 4.01m (max into bay) x 3.92m (13'1" (max into bay) x 12'10")

Double glazed bay window to front, radiator, cast iron feature fireplace.

## UTILITY ROOM 3.00m (max) x 2.56m (9'10" (max) x 8'4")

Base and wall units, roll top laminated work surfaces over, under counter space for washing machine and tumble dryer, floor mounted gas boiler, stainless steel sink and drainer, double glazed window and door to garden, further door to:

## OFFICE/STUDY 2.20m (max) x 2.02m (max) (7'2" (max) x 6'7" (max))

Fitted cupboards, radiator, double glazed window to rear.

## CLOAKROOM

Low level WC, vanity wash hand basin, radiator,

## ON THE FIRST FLOOR

## LANDING

Light tunnel, access to loft space.

## BEDROOM ONE 3.89m (max) x 3.63m (max) (12'9" (max) x 11'10" (max))

Two double glazed windows to front, fitted wardrobes, radiator, door to:

## EN-SUITE SHOWER ROOM

Walk-in shower with rainfall mixer, low level WC, vanity wash hand basin, heated towel rail, double glazed window to side.

## BEDROOM TWO 4.00m (max) x 4.04m narrowing to 1.57m (13'1" (max) x 13'3" narrowing to 5'1")

Double glazed window to rear, two radiators, fitted wardrobes.

## BEDROOM THREE 4.00m x 2.64m (13'1" x 8'7")

Double glazed window to front, radiator.

## BEDROOM FOUR 3.31m (max) x 3.01m (max) (10'10" (max) x 9'10" (max))

Double glazed window to rear, radiator.

## FAMILY BATHROOM

Bath, separate shower cubicle with mixer, vanity wash hand basin, low level WC, heated towel rail, radiator, double glazed window to side.

## EXTERNALLY

The rear garden has flagstone patio, is laid to lawn with further patio with wooden workshop, further wooden storage shed and tap. The rear garden is enclosed by wall hedging and wood panel fencing. Side access leads to front which had large driveway providing ample parking, tap and double five bar gate leading to road.

## AGENT NOTES

Tenure: Freehold.  
Services: All mains services are believed to be connected. Gas central heating.  
Council Tax Band: E.  
Broadband: Asymmetric Digital Subscriber Line  
For mobile signal and wireless broadband: Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) for more information.

## 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.

## VIEWING

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

