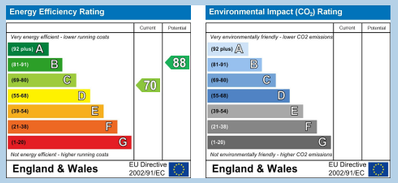
ESTATE AGENTS • LETTING AGENTS • VALUERS • SURVEYORS

Bennett Jones PARTNERSHIP



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7 Weavers Close, Dursley, GL11 4LR

Offers Around
£255,000

DELIGHTFUL TWO BEDROOM SEMI-DETACHED HOUSE IN THE HEART OF DURSLEY WITH FABULOUS VIEWS. COMPRISING ENTRANCE PORCH, LOUNGE, MODERN KITCHEN-DINER, REAR UTILITY PORCH, TWO FIRST FLOOR BEDROOMS WITH VIEWS, BATHROOM WITH SHOWER OVER BATH. EXTERNALLY DRIVEWAY TO SIDE LEADING TO ENCLOSED REAR GARDEN WITH VIEWS. GAS CENTRAL HEATING, EPC COUNCIL TAX B

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propertymark

7 Weavers Close, Dursley, GL11 4LR

SITUATION

This semi-detached property is located on Weavers Close towards the end of a cul-de-sac and is within a short walk of Dursley town centre and its amenities. Dursley has a range of local shops along with swimming pool, sports hall and library. There are a choice of four primary schools in Cam and Dursley and comprehensive schooling can be found at Rednock school. The property is situated on the lower slopes of Stinchcombe Hill and has numerous country walks throughout the adjoining woodland. Commuting to the larger centres of Gloucester, Bristol and Cheltenham is made accessible by the A38 and M5/M4 motorway network.

DIRECTIONS

From Dursley town centre proceed out of town through Silver Street and at the end of the rank of shops turn right into Henlow Drive and continue up to the incline bearing right and immediately left, continue through Union Street turning left into Weavers Close and take a left turn where the property will be found on the right hand side towards the end of the cul-de-sac .

DESCRIPTION

Situated in the sought-after Weavers Close, this attractive property enjoys fabulous views across the escarpment to the front and towards Stinchcombe Hill Woods to the rear. The well proportioned accommodation comprises a welcoming entrance hallway leading to a spacious lounge, a modern kitchen/diner and a rear utility porch. To the first floor, the landing provides access to a generous master bedroom boasting exceptional, far reaching views, a second single bedroom with built in storage cupboard overlooks the rear garden and tree line, and a family bathroom has a shower over the bath. Externally, the property benefits from a driveway providing off-street parking and leading to a landscaped and enclosed rear garden thoughtfully designed to provide ample space for outdoor dining and entertaining, the garden offers a delightful setting in which to relax and enjoy the surrounding views.

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

Double glazed window to front and upvc door space for hanging coats and storing shoes.

LOUNGE 4.00m x 3.67m (13'1" x 12'0")

Spacious room with double glazed window to front with views across Dursley and beyond, having radiator, under stair alcove and stairs to first floor.

KITCHEN-DINER 4.00m x 2.61m (13'1" x 8'6")

Modern with a range of white high gloss wall and base units with ample worktop space over having built-in fridge freezer, dishwasher, and oven, ceramic hob with extractor over, Ideal gas boiler supplies domestic hot water and gas central heating. spot lighting beneath units and a floor level, double glazed window to rear over looking patio and space for everyday dining.

UTILITY PORCH

This versatile space has plumbing and space for a washing machine with worktop over and built in cupboards above, this cleverly designed space allows for a home office feel with power and a double glazed window allows for light and door giving direct access to rear garden.

ON THE FIRST FLOOR

LANDING

Having a radiator and leading to:

BEDROOM ONE 4.00m x 2.79m (13'1" x 9'1")

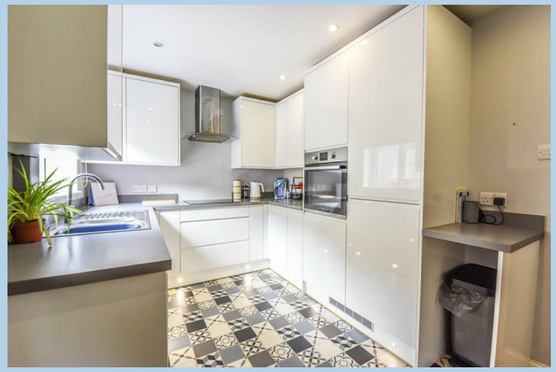
This larger than average space allows for ample storage and radiator and a double glazed window to front offers exceptional far reaching views across the escarpment.

BEDROOM TWO

Having built in cupboard for storage, radiator and double glazed window to rear with views across the rear garden and woodlands beyond.

BATHROOM

Modern and white suite comprising bath with electric shower over, built-in vanity wash hand basin and WC, ladder radiator, fully tiled, and double glazed window to rear.



EXTERNALLY

Lawned area lead to steps and wall leading to front door, a tarmac driveway provides ample off street parking and leads to a side gate providing access to the enclosed rear garden, having spacious patio area for alfresco dining and storage are, a retaining wall and steps lead up to a good sized lawn area and onto a second patio area with gravel and patio with views across the escarpment and toward Cam Long Down, a further area provide space for shrubs and trees.

AGENT NOTES

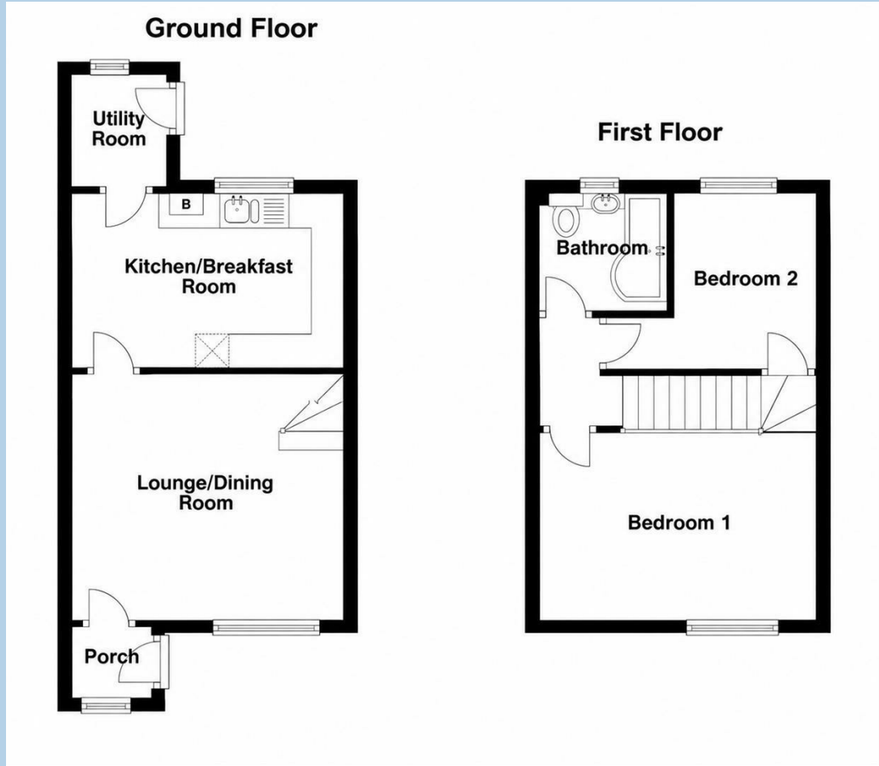
Tenure: Freehold
Services: All mains services are understood to be connected.
Council Tax Band: B

Broadband: Fibre to the Premises

For mobile signal and wireless broadband: Please see 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.