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14 Byron Road Dursley GL11 4QA

Offers Over  
£415,000



HAVING OUTSTANDING VIEWS AND IN THE SOUGHT AFTER AREA OF WOODMANCOTE, THIS FOUR BEDROOM PROPERTY DOES NOT DISAPPOINT. COMPRISING: ENTRANCE HALLWAY, LARGE LOUNGE/DINER, SEPERATE DINING/FAMILY ROOM, KITCHEN/BREAKFAST ROOM, DOWNSTAIRS WETROOM WITH WC, FOUR FIRST FLOOR BEDROOMS, FAMILY BATHROOM. EXTERNALLY: LARGE DRIVEWAY WITH AMPLE OFF STREET PARKING, FRONT GARDEN AND ENCLOSED REAR GARDEN WITH VIEW, GARAGE WITH WORKSHOP. EPC: D. COUNCIL TAX BAND: D. GAS CENTRAL HEATING.

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# 14 Byron Road, Dursley, GL11 4QA

## SITUATION

This detached home is situated in a pleasant position within Byron Road, Woodmancote and has impressive views towards the surrounding hills. A range of Cotswold walks are easily accessible, along with a range of sports facilities. The historic market town of Dursley is just a few minutes drive or bus ride away and provides varied educational, shopping and recreational facilities along with the Vale Community Hospital. Good access to the main road and rail network brings the larger centres of Bristol, Gloucester and Cheltenham within daily commuting distance.

## DIRECTIONS

From the town centre proceed south east out of town on the A4135 passing the Town Hall and through Silver Street taking the second exit at the mini roundabout, continue out of the town for approximately three quarters of a mile passing the New Inn public house on the right hand side, continue up the incline and take the next turning left into Byron Road where number 14 will be found after on the right hand side before the road starts to bear round to the right.

## DESCRIPTION

This spacious property as been extended over time and offers exceptional living space throughout. A welcoming entrance hallway leads to a large lounge/diner, perfect for entertaining or family time. The separate dining room provides additional space and leads to the spacious kitchen/breakfast room with views and access to the rear garden. A convenient downstairs wet room with WC adds additional washing facilities for busy family life. The first floor offers four well-proportioned bedrooms, and family bathroom. Externally, the property features a good size driveway for ample parking with attractive front garden. The enclosed rear garden offers stunning views across the escarpment and a large garage/workshop provides additional parking and storage.

## 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

A welcoming entrance hallway offers space for coats and shoes with radiator, upvc part glazed door with side window, and stairs to first floor.

### SHOWER ROOM/CLOAKROOM

This modern cloakroom has built in w/c and incorporating a separate shower hose., vanity wash basin with storage under, ladder radiator, double glazed window to side, and the additional of a useful wetroom with electric shower, extract, and fully tiled.

### DINING ROOM 4.00m max x 2.60m (13'1" max x 8'6")

This versatile space offers additional entertaining or family space, with double glazed window to side, tall radiator and useful built-in storage cupboard.

### KITCHEN/BREAKFAST ROOM 5.22m x 2.61m (17'1" x 8'6")

Spacious kitchen with outstanding views to rear, having an array of wall and base units with worktops, sink and drainer, space for fridge and freestanding cooker with extractor over, plumbing for washing machine and dishwasher, radiator, and additional space for breakfast or dining table, the double glazed window to rear and door and window to side offer outstanding views and provide access to the rear garden from the kitchen, a door provides access to the garage and workshop.

### LOUNGE/DINING ROOM 7.79m x 5.57m widening to 3.48m (25'6" x 18'3" widening to 11'5")

Having radiators, dual aspect window to front and patio doors to rear with views of woodlands and beyond, this spacious room has an open plan feel with dining and lounge areas having versatility of providing open space for

study or play but with a cosy feel for separate lounging with chimney breast focal point,

## ON THE FIRST FLOOR

### LANDING

Access to loft space, airing cupboard housing Worcester gas boiler approximately 5 years old.

### BEDROOM ONE 2.60m widening to 3.05m x 3.51m max (8'6" widening to 10'0" x 11'6" max)

Having a luxurious feel with modern tall radiator, space for double wardrobe, storage alcove, and double glazed window to front with woodland views.

### BEDROOM TWO 3.61m x 3.03m max (11'10" x 9'11" max)

Having double glazed window to rear with views across the escarpment, and radiator.

### BEDROOM THREE 3.69m max x 2.54m (12'1" max x 8'3")

Having space for double wardrobe, radiator and double glazed window to rear with country views towards Uley Bury and beyond.

### BEDROOM FOUR 2.66m widening to 3.11m x 2.33m (8'8" widening to 10'2" x 7'7")

Having radiator and double glazed window to front with views of woodlands.

## BATHROOM

White suite comprising bath with shower tap over, built-in vanity wash hand basin with storage under, WC, storage cupboards, radiator, double glazed window to side, fully tiled floor and walls.

## EXTERNALLY

To the front of the property is a tarmacadam driveway providing ample off street parking leading to the front door, edged by a good size lawn area with privacy bushes and shrubs. A side gate provides access to the rear garden with initial patio area providing views across the escarpment, steps lead down to a good size lawn

area with stepping stones to a pergola and second entertaining space, and a further patio area provides rear access to the garage/workshop.

## GARAGE/WORKSHOP SPACE 10.14m x 2.70m (33'3" x 8'10")

Electric roller door to front, water tap, power and lighting, the workshop space to the rear leads to the rear door on to garden.

## AGENT NOTES

Tenure: Freehold  
Services: All mains services are understood to be connected.  
Council Tax Band: D  
Broadband: Fibre to the Premises  
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.

