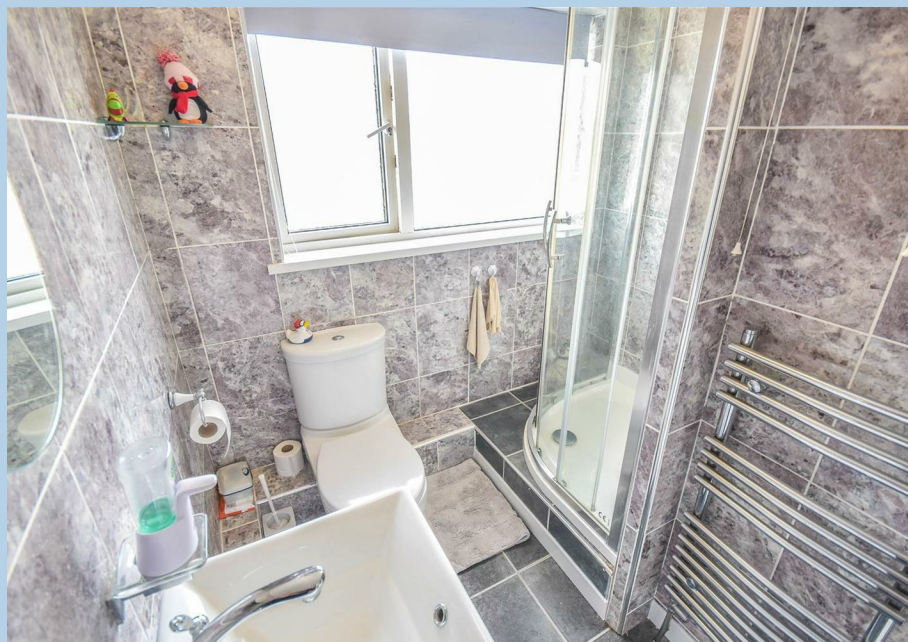


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11 Lawrence Grove, Dursley,
GL11 4EY

Asking Price
£310,000



WELL PRESENTED AND EXTENDED 1930'S BAY FRONTED TERRACED HOUSE
WITH VIEWS
ENTRANCE HALL - WALK IN CLOAK CUPBOARD - LOUNGE/DINING ROOM - FITTED
KITCHEN - STUDY/BREAKFAST ROOM - MEZZANINE FLOOR WITH CLOAKROOM - THREE
FIRST FLOOR BEDROOMS - SHOWER ROOM - GAS CENTRAL HEATING - ENCLOSED
REAR GARDEN - GARAGE TO REAR WITH ADDITIONAL PARKING - DRIVEWAY AND
PARKING TO FRONT - MUST BE SEEN TO BE FULLY APPRECIATED - ENERGY RATING D

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11 Lawrence Grove, Dursley, GL11 4EY

SITUATION

This well presented family homes is situated in Lawrence Grove, which is a popular residential area between Cam and Dursley centres. The property is within a few minutes walk of a range of local shops including Lidl supermarket and Rednock comprehensive school is also close at hand. Dursley town centre has a wider range of shopping facilities including Sainsbury's supermarket and a range of local traders. Dursley and Cam have a choice of four primary schools and the larger centres of Gloucester, Bristol and Cheltenham are easily accessible 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 Dursley town centre proceed North West out of town on the A4135 passing Rednock school on the right hand side and the Fire Station and take the next turning left. Proceed to the unmarked T junction turning right into Jubilee Road and bearing left into Lawrence Grove. The property will be found after approximately 40 metres on the right hand side.

DESCRIPTION

This well presented 1930's bay fronted house has been lovingly upgraded by its current owners and provides spacious accommodation throughout and affords beautiful views from both front and rear across to wooded hillsides and Cam Peak. The accommodation briefly comprises entrance hallway with large walk in storage cupboard, attractive staircase to the first floor, light and airy through living/dining room with patio doors leading to the garden, and additional second study/breakfast area leads to the fitted kitchen. On the first floor there are three good sized bedrooms all with beautiful views, and storage, family shower room, the additional cloak room on a mezzanine level. The rear garden is fully enclosed and laid to lawn with patio area giving rear access to a garage and parking. There is parking also to the front of the property for several vehicles , viewing is essential to appreciate the property. Energy 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).

ENTRANCE PORCH

Having composite door and double glazed windows leading to inner front door:

HALLWAY

With double glazed front door, radiator, attractive staircase to first floor, large walk in under stairs storage cupboard housing Worcester boiler, with shelving, lighting and power. There is an additional smaller under stair cupboard also providing storage.

OPEN PLAN LOUNGE / DINING ROOM 6.81m x 4.15m (22'4" x 13'7")

Having dual aspect windows to front and rear patio doors offering a light and airy feel throughout, both dining and lounge areas having radiator and offering excellent entertaining space, the lounge area having feature fireplace with gas coal effect fire and wooden surround. Large patio doors lead out onto the rear garden.

STUDY / BREAKFAST ROOM 3.13m x 2.36m (10'3" x 7'8")

This versatile space offers excellent space for entertaining, lounging or gaming, having radiator and opening to:

KITCHEN 2.77m x 2.76m (9'1" x 9'0")

Having wall and base units with worktop over, stainless steel sink and drainer, built in fridge and washing machine, plumbing for dishwasher and space for tumble drier, and cooker with extractor over, double glazed window to rear and upvc door and window to side leading onto the rear garden.

MEZZANINE LANDING

CLOAKROOM/WC

Having low level wc, wash hand basin, double glazed window and built in storage cupboard.

ON THE FIRST FLOOR

BEDROOM ONE 3.51m x 3.19m (11'6" x 10'5")

With double glazed window to rear with glorious views across to the wooded hillsides, radiator and large built in wardrobes providing ample storage.

BEDROOM TWO 3.71m in to bay x 2.53m (12'2" in to bay x 8'3")

With double glazed bay window to front with lovely views across to Cam Peak and surrounding hillsides, radiator and large built in wardrobes offering ample storage.

BEDROOM THREE 3.18m into door recess x 2.44m (10'5" into door recess x 8'0")

With double glazed window to rear with glorious views, radiator and built in storage cupboard.

SHOWER ROOM

Having corner shower cubicle with electric shower, W/C and vanity wash basin with storage under, ladder radiator, fully tiled and double glazed window to rear.

EXTERNALLY

To the front there is a block paved driveway for off street parking with steps to the front door, shared vehicular access at the end of the terrace gives access to a rear single garage and further parking. The rear garden is well kept and fully enclosed and is laid to lawn with shrubs and borders and several patio areas for outside entertaining, a brick storage shed provides storage and has lighting and power, a pathway leads to a rear wooden gate providing access to the garage. There is rear access to both garage and garden via the shared driveway.

AGENT NOTES

Tenure: Freehold

Services: All mains services are understood to be connected. Council Tax Band: 'B' There is shared access via lane to the garage at the rear of the property. Broadband: Fibre to the Premises. For mobile signal and wireless broadband: Please see 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.

