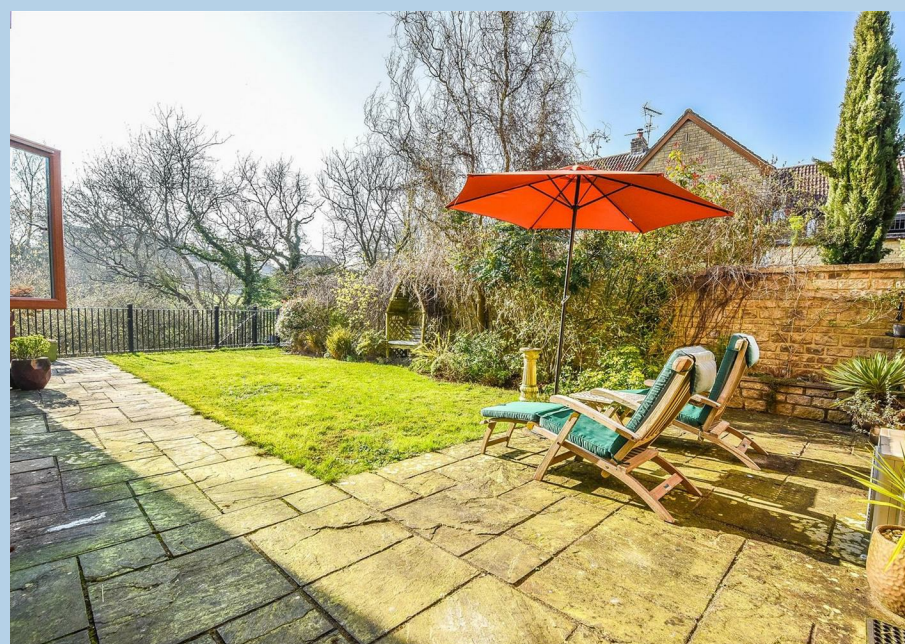


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1 Orchard Leaze, Dursley,
GL11 6HY

Price Guide
£600,000



SUBSTANTIAL DETACHED FAMILY HOME IN POPULAR AND TUCKED AWAY POSITION, GARAGE PLUS AMPLE DRIVEWAY PARKING, FLEXIBLE AND VERSATILE ACCOMMODATION, FIVE DOUBLE BEDROOMS OVER TWO STOREYS, TWO EN-SUITES PLUS FAMILY BATHROOM AND CLOAKROOM, FOUR RECEPTION ROOMS CONSISTING OF OPEN PLAN KITCHEN/BREAKFAST ROOM, DINING ROOM, LIVING ROOM AND GAMES ROOM, UTILITY AND STORE ROOM, CONSERVATORY, MULTIPLE ASPECTS TO PLEASANT OUTLOOK TO REAR OF WOODLANDS, SOUTH-WESTERLY FACING REAR GARDEN AND DECKING. ENERGY RATING: C.

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1 Orchard Leaze, Dursley, GL11 6HY

SITUATION

This large detached family home is situated in the popular area of Orchard Leaze in Cam. It is located in a tucked away position backing onto woodlands to rear. The property is within a few minutes walk of a parade of local shops and also within walking distance of Woodfield Infant and Junior School. Cam village is approximately one mile distant and offers a wider range of shopping facilities including Tesco supermarket, café, pub and further primary schooling. Dursley town is approximately two miles distant and has a good range of local traders along with Sainsbury's supermarket, secondary schooling, swimming pool, library, gym and sports hall. Commuting to the larger centres of Gloucester, Bristol and Cheltenham is made easily accessible via the A38 and M5/M4 motorway network. Cam also has a 'park and ride' railway station with regular services to Gloucester, Bristol and Cheltenham.

DIRECTIONS

From Dursley town centre, proceed north west out of town on the A4135 carrying straight across at the first mini-roundabout, at the second mini-roundabout take the first exist signposted Wotton-under-Edge and continue until the fifth turning on the right into Woodfield Road and bearing immediately left into The Quarry. Proceed for approximately 250 metres, taking the left hand turning onto Orchard Leaze, proceed another 50 metres taking the first turning on the left hand side and No.1 is the second property on the right hand side.

DESCRIPTION

Constructed in 2009 by a local reputable builder, this property has been in the same ownership since new. Offering substantial and flexible accommodation throughout, the property boasts over 2,400 sq ft of internal accommodation with garage plus ample driveway parking, garden and large wooden decking to rear with pleasant views of woodlands. There are four reception rooms plus conservatory allowing multi-generation living potential with bedrooms located over two storeys. The property briefly comprises; entrance hallway, four bedrooms with bedroom one having en-suite shower room, family bathroom and conservatory. On the lower ground floor is living room, dining room, open plan kitchen/breakfast room, utility room, cloakroom, store room, games room and bedroom five with en-suite shower room.

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 FIRST FLOOR

SPACIOUS ENTRANCE HALLWAY

Double glazed front door and double glazed window to side, radiator, storage cupboard, inset ceiling spotlights.

LANDING

Access to loft space, double glazed window to front, radiator, airing cupboard with hot water cylinder, inset ceiling spotlights, stairs to ground floor.

BEDROOM ONE 4.22m x 3.45m (13'10" x 11'3")

Double glazed window to rear, radiator, door to:

EN-SUITE SHOWER ROOM

Shower cubicle with mixer shower, wash hand basin with pedestal, low level WC, heated towel rail, inset ceiling spotlights, double glazed window to side.

BEDROOM TWO 4.06m x 3.47m (13'3" x 11'4")

Double glazed window to rear, radiator.

BEDROOM THREE 4.03m x 2.81m (13'2" x 9'2")

Double glazed window to front, radiator, double glazed door to:

BEDROOM FOUR 4.03m x 2.81m (13'2" x 9'2")

Double glazed window and door to front, radiator.

CONSERVATORY

Double glazed windows and French doors to front.

FAMILY BATHROOM

'Jacuzzi' style bath with mixer shower, low level WC, wash hand basin with pedestal, heated towel rail, light tunnel and inset ceiling spotlights.

ON THE GROUND FLOOR

HALLWAY

Stairs to first floor, radiator.

KITCHEN/BREAKFAST ROOM 5.56m x 3.83m (18'2" x 12'6")

Fitted kitchen with base and wall units, roll top laminated work surfaces over, breakfast bar, one and half bowl stainless steel sink and drainer, space for double electric oven with hood over, inset ceiling spotlights, radiator, double glazed French doors to rear, opening into:

DINING ROOM 4.07m x 3.44m (13'4" x 11'3")

Double glazed window to rear, radiator.

LIVING ROOM 5.56m x 4.23m (18'2" x 13'10")

Double glazed window to side, double glazed French doors to rear, radiator, door to:

BEDROOM FIVE 4.20m x 2.85m (13'9" x 9'4")

Double glazed door to side, radiator, inset ceiling spotlights, radiator, door to:

EN-SUITE SHOWER ROOM

Shower cubicle with mixer shower, heated towel rail, combination WC and vanity wash hand basin, inset ceiling spotlights.

UTILITY ROOM 2.82m x 2.76m (9'3" x 9'0")

Base and wall units, roll top laminated work surfaces over, space for American fridge freezer, space and plumbing for washing machine and dishwasher, space for tumble dryer, stainless steel sink and drainer, double glazed window and door to front, radiator, Vaillant gas boiler, door to:

CLOAKROOM

Low level WC, vanity wash hand basin, double glazed window to front, inset ceiling spotlights, radiator.

STORE ROOM 6.90m x 1.82m (22'7" x 5'11")

Double glazed door to front, leading to:

GAMES ROOM 5.49m x 5.03m (18'0" x 16'6")

Double glazed window and French doors to garden, air conditioning unit.

EXTERNALLY

To the rear of the property there is a lawn garden, large decking area with pleasant views towards woodlands, side gravel area with access to front which has lower patio with steps leading to tarmac driveway providing ample parking with access to GARAGE.

AGENTS NOTE

Tenure: Freehold.

All mains services are believed to be connected. Gas central heating. Council Tax Band: F
Broadband: Overhead/underground wire (not fibre)
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.

