



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<small>Very energy efficient - lower running costs</small> <small>Very energy inefficient - higher running costs</small>		<small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small> <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>	
<small>England &amp; Wales</small> EU Directive 2002/91/EC		<small>England &amp; Wales</small> EU Directive 2002/91/EC	

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27 Lambsdowne, Dursley,  
GL11 6PX

Asking Price  
**£485,000**



SPACIOUS AND WELL PRESENTED DETACHED FOUR BEDROOM HOUSE IN SOUGHT AFTER CUL-DE-SAC LOCATION, ENTRANCE HALL, CLOAKROOM, LOUNGE, OPEN PLAN KITCHEN/DINING ROOM OPENING INTO ADDITIONAL RECEPTION ROOM/CONSERVATORY, UTILITY LEADING TO GARAGE STORE, SEPARATE STUDY, ADDITIONAL RECEPTION/FIFTH BEDROOM, FOUR FIRST FLOOR BEDROOMS, FOURTH CURRENTLY BEING USED AS A DRESSING ROOM, EN-SUITE SHOWER ROOM, MODERN FAMILY BATHROOM. PROPERTY HAS POTENTIAL FOR ANNEXE. ATTRACTIVE FRONT AND REAR GARDENS, DRIVEWAY FOR PARKING. MUST BE SEEN, ENERGY RATING: D

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# 27 Lambsdowne, Dursley, GL11 6PX

## SITUATION

This superbly presented four bedroom detached house is situated in the popular Lambsdowne area of Dursley, which is on the outskirts of the town and within close proximity to woodlands and Stinchcombe Hill. The property is well located for local shopping facilities in Woodfields, including mini-market, hairdressers and butchers. Cam village has Tesco's supermarket and a range of retailers including post office, hairdressers and takeaways. Dursley town offers a wider range of local retailers along with Sainsbury's supermarket and leisure facilities include, library, swimming pool and 18 hole golf course at Stinchcombe Hill. Cam and Dursley have a choice of four primary schools and secondary schooling at the popular Rednock Comprehensive School. Cam has a 'Park and Ride' railway station with regular services to Gloucester and Bristol and onward connections to the National Rail network. The village is also well placed for commuting throughout the South West via the A38 and M5/M4 motorway network.

## DIRECTIONS

From Dursley town centre, proceed north west out of town on the A4135 continuing straight across at the first mini-roundabout, at the second mini-roundabout (opposite the Police Station) take the first exit and continue for approximately 250 metres and take the first turning on the right into Lambsdowne, continue for approximately 200 metres turning left and number 27 can be found immediately on the right.

## DESCRIPTION

Constructed in the early 1990s by Barrett Homes as a four-bedroom detached family home, this beautifully presented home has been thoughtfully enhanced and lovingly maintained by the current owners, creating a warm and welcoming space perfectly suited to modern family living. Improvements have been carried out, most notably the conversion of one of the garages into a versatile additional reception room/fourth bedroom, offering flexible accommodation to suit a variety of needs. The heart of the home is undoubtedly the impressive extended kitchen/dining room, now measuring approximately 38ft in length, this stunning space features an attractive range of wooden units and striking lantern roof lights over the kitchen area, providing natural light. From the dining area is a spacious reception room/conservatory, providing further living space and access to a useful study. In addition, the second garage has been cleverly converted into a utility room with adjoining store, while still retaining the original roller garage door. The first floor offers the original four-bedroom layout, although the fourth bedroom is currently arranged as a dressing room and could easily be reinstated as a bedroom if required. The master bedroom benefits from a stylish en-suite shower room, complemented by a modern family bathroom. Externally a front driveway offers off street parking and gravel area and leads to the landscaped rear garden. EPC D & Gas central heating.

## 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).

## CANOPY PORCH

## ENTRANCE HALL

Having double glazed front door, two radiators and stairs to first floor.

## CLOAKROOM

Comprising wc, vanity wash hand basin with storage, radiator and double glazed window to front.

## LIVING ROOM 5.12m x 4.6m narrowing to 3.42m (16'9" x 15'1" narrowing to 11'2")

Having double glazed bay window to front, attractive stone effect fireplace with coal effect gas fire, double doors leading to dining room and wooden flooring.

## KITCHEN/DINING ROOM 11.82m x 2.62m (38'9" x 8'7")

An attractive range of wooden Shaker style wall, tall and base units incorporating glazed display cabinet, inset double bowl single drainer sink unit, inset ceramic hob with cooker hood over, integrated double oven, and additional integrated single oven along with microwave, built in dishwasher, fridge and freezer, attractive lantern ceiling light, inset ceiling spotlights, double glazed window and door to rear garden, under stairs storage cupboard and tiled flooring.

## UTILITY 2.42m x 1.87m (7'11" x 6'1")

Having a range of wall and base units, sink and radiator, plumbing for washing machine,

## CONSERVATORY/RECEPTION ROOM 5.87m x 2.43m (19'3" x 7'11")

With opening from dining room, making this the perfect entertaining space, with radiator, double glazed windows and double glazed French doors to side.

## STUDY 3.65m x 1.93m (11'11" x 6'3")

Ideal home office with two roof lights, double glazed window to front, and storage.

## RECEPTION ROOM/ADDITIONAL BEDROOM 5.21m x 2.48m (17'1" x 8'1")

This versatile space is perfect as additional entertaining family space or as a further bedroom, with double glazed window to front.

## ON THE FIRST FLOOR

## LANDING

Having airing cupboard with immersion tank.

## BEDROOM ONE 3.64m x 2.96m (11'11" x 9'8")

Spacious room with double glazed window to rear, radiator and opening to:

## BEDROOM FOUR/DRESSING ROOM 2.85m x 1.97m (9'4" x 6'5")

Currently being used as a dressing room with hanging space and double glazed window, can be returned back to a bedroom.

## EN-SUITE SHOWER ROOM

With vanity wash hand basin, wc, shower cubicle with electric shower and ladder towel rail.

## BEDROOM TWO 3.58m x 2.57m widening to 3.45m (11'8" x 8'5" widening to 11'3")

Having double glazed window to front, and radiator.

## BEDROOM THREE 2.83m x 2.29m (9'3" x 7'6")

Having double glazed window, radiator and useful double built in wardrobe.

## BATHROOM

Having double glazed window to side, panelled bath, low level wc, wash hand basin, stainless steel ladder towel rail and fully tiled walls.

## EXTERNALLY

To the front of the property there is a tarmac driveway with parking for two/three cars. GARAGE/STORE (3.47m x 2.38m) having roller door, Worcester boiler supplying radiator central heating and domestic hot water. The attractively landscaped front has low

maintenance slate covered borders with an array of trees and shrubs. The enclosed rear garden has been lovingly landscaped by the current owners with terraced low maintenance gravelled areas, ornamental trees and shrubs, with two perfectly positioned decked seating areas for outdoor entertaining.

## AGENT'S NOTE

All mains services are believed to be connected. Gas fired radiator central heating. Tenure: Freehold. Council Tax Band: 'E'. 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

## 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.

