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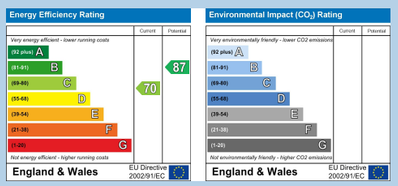
Bennett Jones PARTNERSHIP



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7 Castle Stream Court, Dursley, GL11 5GN

Price Guide

£295,000

CHARMING THREE BEDROOM END TERRACED PROPERTY IN SOUGHT AFTER CUL DE SAC LOCATION WITH COUNTRYSIDE VIEWS. COMPRISING: ENTRANCE HALL, CLOAKROOM, FITTED KITCHEN WITH BREAKFAST BAR, LOUNGE/DINER, SPACIOUS CONSERVATORY, THREE FIRST FLOOR BEDROOMS, MASTER WITH EN SUITE, FAMILY BATHROOM, ENCLOSED REAR GARDEN WITH DECKED AREA, OFF STREET PARKING FOR TWO VEHICLES. GAS CENTRAL HEATING, EPC: 'C', COUNCIL TAX BAND: C. MUST BE SEEN TO BE FULLY APPRECIATED.

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The Property Ombudsman
propertymark

7 Castle Stream Court, Dursley, GL11 5GN

SITUATION
The property is pleasantly situated on the outskirts of Dursley in this popular location, which borders an area designated as one of outstanding natural beauty. The property is situated in a spacious cul de sac close to the attractive community garden with Mill Pond, which is for the use of all the residents. The property is well placed for a wide range of shopping facilities and other amenities in Dursley town centre and close to to numerous country walks and is also well placed for commuting to the larger centres of Gloucester, Bristol and Cheltenham via the A38 and M5/M4 motorway network. he nearby village of Cam has a 'Park and Ride' railway station with onward connections to the National Rail Network.

DIRECTIONS
If travelling from Dursley town centre proceed out of town in a south easterly direction on the A4135 through Silver Street and proceed to the mini roundabout taking the first exit onto the B4066 sign posted Uley/Stroud. Bearing right, continue for approximately ¾ mile to the next roundabout and take the second exit into Downham View, continue for approximately 50 metres bearing right and continue to the unmarked T junction turning right into Caswell Mews and bearing left and right again into Castle Stream Court . No 7 can be found at the end of the cul de sac on the right hand side.

DESCRIPTION
This well presented end terraced property is tucked away in the sought after area of Castlestream Court, having attractive brick stone frontage with gravelled areas and off street parking to the front, the property offers ample space throughout with spacious living area on the ground floor with a well laid out fitted kitchen with breakfast bar, lounge with additional dining area and leading through to a bespoke conservatory having excellent entertaining space along with quiet nook for office or study space. There are three first floor bedrooms with the master having its own en suite and separate family bathroom. Externally there are two well placed parking spaces to the front and a side gate leads to the enclosed and tranquil rear garden with ample space for entertaining and garden room with elevated views towards Chestal.

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

CANOPY PORCH

ENTRANCE HALL
Welcoming and spacious area with radiator, tiled flooring and stairs to first floor.

CLOAKROOM
With WC, wash hand basin, double glazed window to front, and radiator.

KITCHEN 3.98m x 2.21m (13'0" x 7'3")
Having a range of wall and base units with worktops over sink and drainer and breakfast bar for dining, built in double oven and four ring gas hob with extractor, space for fridge freezer and plumbing for slimline dishwasher and washing machine, radiator and double glazed window to front.

LOUNGE 5.89m into recess narr. to 4.51m x 4.38m narr to 2 (19'3" into recess narr. to 14'9" x 14'4" narr to 9)
L-shaped and having two radiators, understairs cupboard and double glazed window and French doors to rear leading through to:

CONSERVATORY 5.28m narrowing to 2.88m x 1.13m widening to 3.87m (17'3" narrowing to 9'5" x 3'8" widening to 12'8")
Spacious with excellent entertaining space with an array of double glazed windows and patio doors opening onto the rear garden, perspex apex roof and versatile nook provides space for study or toys with power points.

ON THE FIRST FLOOR

LANDING
Loft access, airing cupboard housing hot water tank.

BEDROOM ONE 3.28m max x 2.91m (10'9" max x 9'6")
Having radiator, built-in wardrobe and double glazed window to rear with views across the escarpment and Cam Long Down.

EN SUITE
Fully tiled with vanity wash hand basin with storage under, WC, shower cubicle with mains shower, radiator and double glazed window to rear.

BEDROOM TWO 2.95m x 2.17m widening to 2.43m into door recess (9'8" x 7'1" widening to 7'11" into door recess)
With radiator and double glazed window to front with views towards woodland.

BEDROOM THREE 2.11m x 2.00m (6'11" x 6'6")
Having radiator and double glazed window to front with views towards woodland.

FAMILY BATHROOM
White suite comprising bath with mains shower over, and glazed shower screen, WC, vanity wash hand basin with storage, radiator, and fully tiled floor and walls.

EXTERNALLY
To the front of the property are two parking spaces leading to a small gravelled area and pathway to front door. A second pathway leads to the side with access via a wooden gate and leading to a built-in storage area to side. The rear garden has block paved and gravelled areas and leads to an attractive decked area with lighting, storage and space for entertaining. A SUMMERHOUSE offers additional storage space and measuring 2.66m x 1.74m - useful for storage and currently used as a workshop. The garden is edged by fencing and wall and has elevated views towards Chestal.

AGENT NOTES
Tenure: Freehold
Annual service charge: Approximately £240 for the upkeep of trees, pond and communal areas: managed by Cotswold View Managment Ltd
Services: It is understood that all mains services are connected. There is a water meter.
Council Tax Band: C
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.