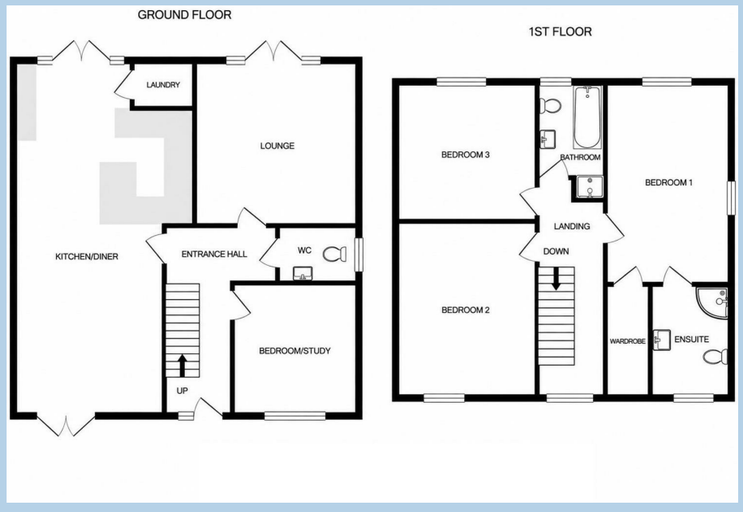
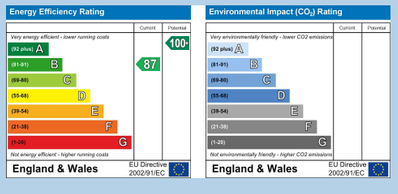
ESTATE AGENTS • LETTING AGENTS • VALUERS • SURVEYORS

Bennett Jones PARTNERSHIP







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22 Fort Lane Dursley GL11 4LH

Asking Price

£535,000



BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED CHALET-STYLE HOME IN AN ELEVATED POSITION CLOSE TO STINCHCOMBE HILL AND DURSLEY TOWN CENTRE. SPACIOUS OPEN-PLAN KITCHEN/DINER WITH ISLAND, SEPARATE LOUNGE AND VERSATILE GROUND FLOOR BEDROOM. THREE FIRST FLOOR DOUBLE BEDROOMS, INCLUDING MASTER WITH EN-SUITE AND WALK-IN WARDROBE. GENEROUS GARDENS WITH FAR REACHING VIEWS, GARAGE WITH GYM/STORE AND OFF-ROAD PARKING FOR APPROXIMATELY FOUR VEHICLES. EPC: B COUNCIL TAX BAND: E

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The Property Ombudsman
propertymark

22 Fort Lane, Dursley, GL11 4LH

SITUATION
This chalet detached house is located in an attractive elevated position close to the wooded slopes of Stinchcombe Hill yet the property remains within a few minutes walk of the town centre and its facilities, including a range of local traders, Sainsbury's supermarket along with primary and secondary schooling. Dursley is well placed for travelling to larger centres of Gloucester, Bristol and Cheltenham 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 in a south easterly direction on the A4135 through Silver Street to the mini roundabout proceeding straight across and take the first turning on the right into Fort Lane, proceed up the incline for approximately 400 metres and take the first turning on the right and number 22 Fort Lane will be found at the end of the lane.

DESCRIPTION
Lovingly maintained by the same owners for the past five years, this beautifully presented property is offered in immaculate condition throughout. Boasting a generous front garden, spacious open-plan kitchen/diner with island, and the added benefit of a fourth bedroom on the ground floor. Upstairs offers three double bedrooms, including a master with en-suite and walk-in wardrobe, alongside a family bathroom. Externally, there is a rear garden enjoying lovely views, while the garage benefits from an additional gym/storage room. Ideally situated in a great location, this fantastic home offers versatile living space perfect for modern family life.

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
Composite front door, double glazed front window, radiator, Hive control, built-in storage, spot lights.

CLOAKROOM
Low level WC, wall mounted wash hand basin with mixer tap, part tiled, radiator, double glazed window to side.

BEDROOM FOUR 3.45m x 3.34m (11'3" x 10'11")
Double glazed window to front, radiator.

LOUNGE 4.35m x 4.27m (14'3" x 14'0")
Double glazed French door and side lights to rear, radiator, media wall with built-in electric fire.

KITCHEN/DINING ROOM 4.81m narrowing to 3.61m x 9.73m (15'9" narrowing to 11'10" x 31'11")
Range of wall and base units with oak worktops and tiled splashbacks, induction hob with extractor over, electric oven, space for American fridge freezer, integrated dishwasher, sink unit with mixer tap, island with breakfast bar, double glazed French doors to front, double glazed French doors to rear with double glazed side lights, radiator, spot lights.

UTILITY CUPBOARD
Housing gas combi boiler, plumbing for washing machine and tumble dryer, extractor fan.

ON THE FIRST FLOOR

BEDROOM ONE 5.30m x 3.45m (17'4" x 11'3")
Two double glazed windows to two aspects, walk-in wardrobe, radiator, exposed beams and vaulted ceiling.

EN SUITE
Suite comprising low level WC, wall mounted wash hand basin with mixer tap, walk-in shower with dual head shower, part tiled, extractor fan, heated towel rail, spot lights.





BEDROOM TWO 3.78m x 3.62m (12'4" x 11'10")
Double glazed window to rear, radiator, vaulted ceiling.

BEDROOM THREE 4.45m x 3.62m (14'7" x 11'10")
Double glazed window to front, radiator, vaulted ceiling.

BATHROOM
Suite comprising bath with mixer tap, walk-in shower with dual head shower, low level WC, wall mounted wash hand basin with mixer tap, part tiled, heated towel rail, extractor fan, double glazed window to rear.

EXTERNALLY
To the front there is a lawn and path to the property, walled patio/gravelled seating area, shrubs and beds, outside lights, blocked paved driveway with parking for approximately four cars. GARAGE - GYM/STORE AREA 4.17m x 1.98m with power and light, sliding door to MAIN GARAGE AREA 4.23m x 3.99m with power and light, eaves storage, double doors to front, external tap and power. A side gate leads from the front and gives access to the rear garden with lawn, patio and gravelled areas, enclosed by hedge and timber fencing, outside lights, outside tap, extensive views.

AGENT NOTES
Tenure: Freehold
Services: All mains services are believed to be connected.
Council Tax Band: E
The neighbour has a right of way over the driveway.
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.



