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13 Elm Grove, Dursley,  
GL11 5RQ

Price Guide  
£460,000



FOUR BEDROOM DETACHED HOME WITH ONE BEDROOM ANNEXE, AMPLE DRIVEWAY PARKING PLUS WORKSHOP, FURTHER HOME OFFICE/SUMMERHOUSE, UPDATED AND MODERNISED BY CURRENT OWNERS, ENTRANCE PORCH, ENTRANCE HALLWAY, LIVING ROOM, DINING ROOM, SEPARATE KITCHEN, CLOAKROOM, FOUR FIRST FLOOR BEDROOMS, LARGE BATHROOM WITH SEPARATE SHOWER, ONE BEDROOM ANNEXE WITH EN-SUITE SHOWER ROOM (CONVERTED GARAGE), LARGE PATIO WITH LAWNED GARDEN, DRIVEWAY PARKING TO SIDE AND FRONT. ENERGY RATING: C.

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# 13 Elm Grove, Dursley, GL11 5RQ

## SITUATION

Elm Grove is within a few minutes walk of local shops and Cam village centre is within a few minutes drive, which has a growing range of facilities including Tesco superstore, hairdressers, chemist, news agents and public houses. The village has a choice of three primary schools and the neighbouring town of Dursley has a wider range of shopping facilities, along with secondary schooling. Cam is well placed for commuting to the larger centres of Gloucester, Bristol and Cheltenham via the A38 and M5/M4 motorway network. Cam has a 'Park and Ride' railway station giving access to Gloucester and Bristol and onward connections to the national rail network.

## DIRECTIONS

If travelling from Dursley town centre, proceed north west out of town on the A4135 Kingshill Road, proceeding straight across at the first and second mini-roundabouts. Continue for approximately 700 metres passing the turning for The Drive and the property will be found shortly on the right hand side.

## DESCRIPTION

This property has been in the same ownership since 2020 with the current owners carrying out improvements and upgrades to the property. The garage has been converted into a beautiful one bedroom annexe with en-suite shower room with a summerhouse/home office added to the garden. To the front of the property, a large workshop has been added with the driveway still retaining ample parking to the front and side. Internally, the property briefly comprises; entrance porch, entrance hallway, living room, dining room, kitchen and cloakroom. On the first floor there are four bedrooms, two of which are double and two singles along with spacious family bathroom.

## 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

Double glazed front door and window, further door to:

## ENTRANCE HALLWAY

Stairs to first floor, radiator, double glazed window to side.

**LIVING ROOM 5.69m (max into bay) x 3.90m (18'8" (max into bay) x 12'9")**

Double glazed bay window to front, radiator, gas fire, doors to:

**DINING ROOM 4.53m x 3.06m (14'10" x 10'0")**

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

**KITCHEN 4.54m x 2.83m (14'10" x 9'3")**

Fitted kitchen with base and wall units, wooden work surfaces over, electric oven and grill, separate electric hob with hood over, integrated microwave and fridge freezer, space and plumbing for dishwasher and washing machine, one and half bowl ceramic sink and drainer, gas boiler in cupboard, double glazed window to side and rear, double glazed door to garden.

## CLOAKROOM

Low level WC, corner wash hand basin, heated towel rail, double glazed window to side.

## ON THE FIRST FLOOR

## LANDING

Double glazed window to side, access to loft space which has loft ladder with light and is part boarded.

**BEDROOM ONE 3.97m x 4.02m narrowing to 3.32m (13'0" x 13'2" narrowing to 10'10")**

Double glazed window to rear, built in wardrobe, radiator.

**BEDROOM TWO 4.50m (max into bay) x 3.56m narrowing to 2.81m (14'9" (max into bay) x 11'8" narrowing to 9'2")**

Double glazed window to front, built in wardrobe, radiator.

**BEDROOM THREE 2.78m (max) x 2.40m (max) (9'1" (max) x 7'10" (max))**

Double glazed window to front, radiator.

**BEDROOM FOUR 2.78m x 1.61m (9'1" x 5'3")**

Double glazed window to side, radiator.



## FAMILY BATHROOM

Bath with shower off tap, separate shower cubicle with mixer, combination WC and wash hand basin, heated towel rail and radiator, double glazed window to rear.

## EXTERNALLY

The rear garden has large patio and laid to lawn garden with access to SUMMERHOUSE/OFFICE (4.14m x 2.29m) which has light and power. To the side of the property there is an ANNEXE (3.70m x 2.27m) which has double glazed door and window to front with further door to side. The annexe has an en-suite shower room with shower cubicle, low level WC and wash hand basin. To the side and front of the property there is a large brick paved driveway providing ample parking and WORKSHOP (6.69m x 3.31m) which has light and power.

## AGENT NOTES

Tenure: Freehold.  
Services: All mains services are believed to be connected.  
Gas central heating.  
Council Tax Band: D.  
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.

