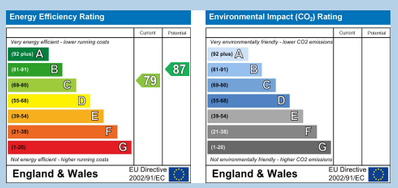
ESTATE AGENTS • LETTING AGENTS • VALUERS • SURVEYORS

Bennett Jones PARTNERSHIP







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15A Moorend Lane, Slimbridge, GL2 7DG

Price Guide

£425,000



IMMACULATELY PRESENTED AND DECEPTIVELY SPACIOUS FOUR BEDROOM SEMI-DETACHED HOME IN POPULAR VILLAGE OF SLIMBRIDGE, LARGE DRIVEWAY TO FRONT WITH GARDENS TO SIDE AND REAR, OPEN PLAN KITCHEN/DINER TO REAR WITH VAULTED CEILING, ENTRANCE HALLWAY, CLOAKROOM, KITCHEN/DINER, LIVING ROOM, THREE FIRST FLOOR BEDROOMS, FAMILY BATHROOM, TOP FLOOR BEDROOM WITH EN-SUITE SHOWER ROOM & EVES STORAGE, GAS CENTRAL HEATING PLUS DOUBLE GLAZING. ENERGY RATING: C.

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The Property Ombudsman
propertymark

15A Moorend Lane, Slimbridge, GL2 7DG

SITUATION

Moorend Lane is located in the sought after village of Slimbridge and is within walking distance of local facilities including the village hall, historic church, primary school, recreation field and village post office. The village has numerous country walks including the scenic towpath of the Gloucester/Sharpness canal. Slimbridge is home to the world famous Wildfowl and Wetlands Trust, which was founded by Sir Peter Scott. The property is well located for travel throughout the south west via the A38 and M5/M4 motorway network. There is a 'Park and Ride' railway station within five minutes drive with regular services to Gloucester, Bristol and onward connections to the national rail network. The adjoining village of Cam has a Tesco supermarket along with a range of local retailers and secondary schooling can be found in the adjoining centre of Dursley, which also has a wider range of shopping facilities.

DIRECTIONS

From Dursley town centre proceed out of town on the A4135 Kingshill Road in a north westerly direction and proceed across the first two mini-roundabouts. At the third mini-roundabout bear right and proceed down the incline and at the next roundabout take the first exit and proceed through Cam High Street and continue to the roundabout with the A38. Proceed straight across this roundabout into Slimbridge village passing the primary school on the left hand side and continue for 200 metres turning left into Moorend Lane where the property will be found on the left hand side.

DESCRIPTION

This modern and spacious semi-detached home is located on the outskirts of this very popular village towards the end of this quiet country lane. The property is immaculately presented throughout and benefits from driveway to front with ample off street parking and good size gardens to side and rear. Internally, the property briefly comprises; entrance hallway, cloakroom, spacious open plan kitchen/dining room, living room, three first floor bedrooms, family bathroom and top floor master bedroom with en-suite shower room and storage.

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

Double glazed door, under stair cupboard and radiator.

CLOAKROOM

Pedestal wash hand basin and low level WC, extractor fan, tiled floor and ladder radiator.

OPEN PLAN KITCHEN/DINER 6.06m x 4.68m (19'10" x 15'4")

With a range of wall and base units with matching social island, double oven, four ring gas hob with extractor over, built in washing machine, tumble dryer and dishwasher, fridge freezer, double glazed window, skylights and patio doors opening onto the rear garden, partial underfloor heating, ample dining and family space offering the perfect blend of entertaining alongside family dining.

LOUNGE 4.80m x 3.73m (15'8" x 12'2")

Double glazed window to front aspect offering a light and airy feel. with radiator and having double doors opening into the kitchen/diner allowing for an instant connection for socialising.

ON THE FIRST FLOOR

LANDING

Stairs lead to the first floor landing with a niche stairs cupboard and landing area. Stairs lead to the second floor master suite

BEDROOM TWO 4.13m x 3.74m (13'6" x 12'3")

Double glazed window to rear and radiator.

BEDROOM THREE 3.05m widening to 3.73m into door recess x 3.81m m (10'0" widening to 12'2" into door recess x 12'5" m)

Double glazed window to front and radiator.

BEDROOM FOUR 2.88m x 2.35m (9'5" x 7'8")

Double glazed window to front and radiator.

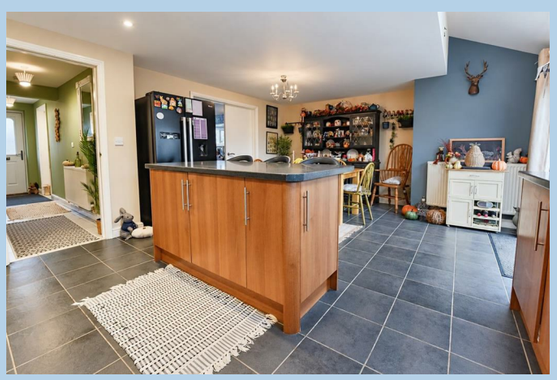
FAMILY BATHROOM

Modern white suite comprising pedestal hand wash basin, low level WC, bath with mains shower over, part tiled walls, ladder radiator, electric under floor heating, double glazed window to rear and airing cupboard.

SECOND FLOOR LANDING 2.71m x 2.19m (8'10" x 7'2")

Stairs with niche storage cupboard lead to the versatile landing space with double glazed skylights providing ample light. and space for office area or additional dressing area, there is partial height restriction.





MASTER BEDROOM 6.07m max x 3.77m max (19'10" max x 12'4" max)

This top suite offers a peaceful retreat with double glazed skylight to rear, and eves storage. Height restriction applies. A door leads to:

EN SUITE

Suite comprising WC, pedestal hand wash basin, shower cubicle with mains shower, storage recess shelf, ladder radiator, and useful storage cupboard.

EXTERNALLY

To the front of the property the large tarmacadam driveway provides ample off street parking four or more vehicles. A wooden side gate leads to the enclosed rear garden with timber SHED 2.21M X 1.53M at side and leads on to a patio area for entertaining with step up to lawned area and further entertaining space leading to a versatile block built SHED/WORKSHOP 3.83m x 3.06m with power, wooden doors, light and window. The property is edged by fencing.

AGENT NOTES

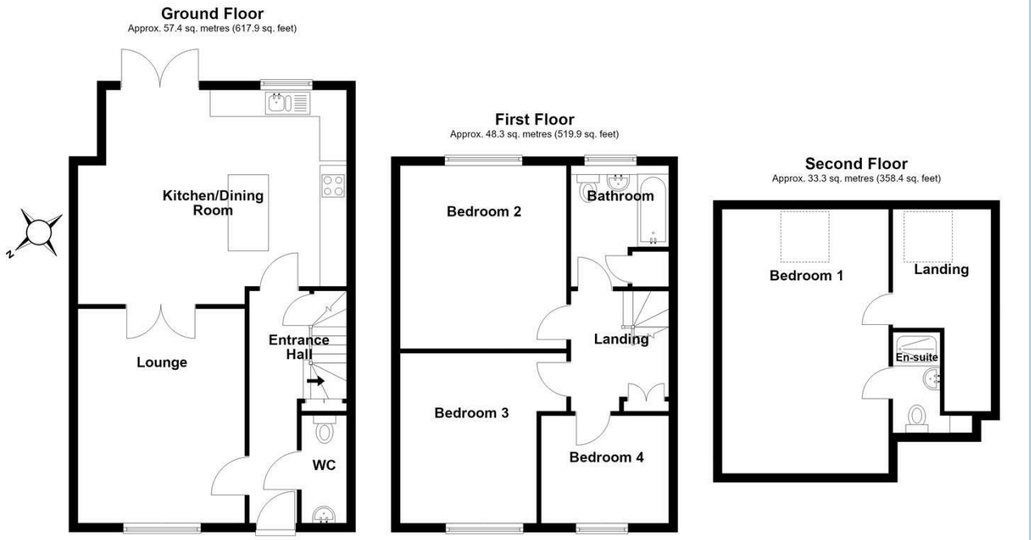
Tenure: Freehold
Services: All mains services are understood to be connected.
Council Tax Band: C
Broadband: Fibre to the Premises
For mobile signal and wireless broadband: Please see www.checker.ofcom.org.uk for more information
The driveway entrance and footpath is shared with the attached neighbour.

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.



Total area: approx. 139.0 sq. metres (1496.2 sq. feet)
15a Moorend Lane, Slimbridge, Gloucester, GL2 7DG



