



7 Five Acres, Dursley GL11 4JP

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Asking Price £435,000

Situated along a popular residential road within easy reach of Dursley town centre, this attractive three-bedroom detached home enjoys an elevated position with stunning far-reaching views across the surrounding escarpment and towards Cam Peak. The property has been tastefully updated by the current owners during their ownership, offering well-presented and comfortable accommodation throughout.

The ground floor comprises a welcoming entrance hallway, a lovely sized lounge with a large front-facing window allowing plenty of natural light to flood the room, and a charming cottage-style kitchen with a separate pantry providing useful additional storage. A lean-to with uPVC windows offers further versatile space.

To the first floor are three well-proportioned bedrooms, together with an updated family bathroom.

Outside, the property benefits from a good-sized rear garden, perfectly positioned to make the most of the wonderful open views across the surrounding countryside and towards the Malvern Hills. Further benefits include an integral garage with power and lighting, along with off-street parking to the front.

With its desirable location, generous accommodation and particularly impressive outlook, this lovely detached home is sure to appeal to a wide range of buyers looking to enjoy everything Dursley and the surrounding countryside have to offer.





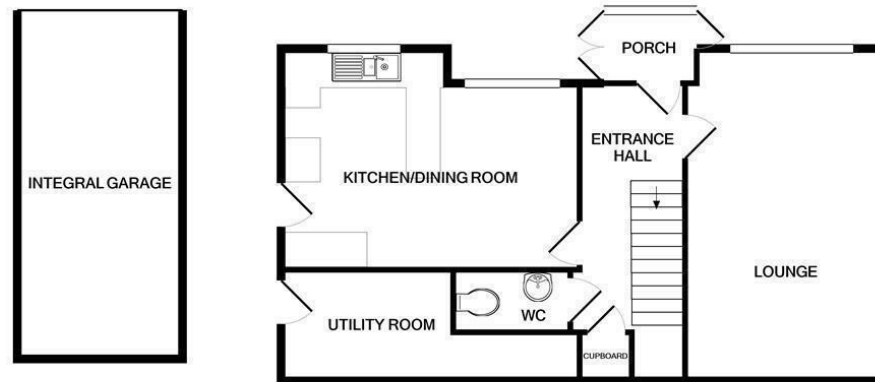
Five Acres is a popular and established residential road situated within easy reach of Dursley town centre. The property enjoys an elevated position with stunning views across the surrounding countryside, the Cotswold escarpment and towards the River Severn. Dursley offers a wide range of amenities, including independent shops, supermarkets, cafés, restaurants, leisure facilities and well-regarded primary and secondary schools. The surrounding countryside provides excellent opportunities for walking, with Stinchcombe Hill and the Cotswold Way nearby. For commuters, Cam and Dursley railway station provides regular services to Bristol and Gloucester, whilst the A38 and M5 motorway offer convenient road links to Bristol, Gloucester and Cheltenham.

- Attractive three-bedroom detached home
- Popular residential road close to Dursley town centre
- Stunning far-reaching views towards Cam Peak and surrounding escarpment
- Tastefully updated by the current owners
- Charming cottage-style kitchen with separate pantry
- Spacious lounge with large front-facing window
- Useful lean-to with uPVC windows
- Three well-proportioned bedrooms and updated family bathroom
- Good-sized rear garden enjoying wonderful views
- Integral garage with power and lighting, plus off-street parking





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



BASEMENT LEVEL
APPROX. FLOOR
AREA 185 SQ.FT.
(17.2 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 641 SQ.FT.
(59.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 586 SQ.FT.
(54.4 SQ.M.)

7 FIVE ACRES DURSLEY GL11 4JP.
TOTAL APPROX. FLOOR AREA 1412 SQ.FT. (131.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Dursley -
01453 542 395 <https://www.hunters.com>

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