



5 Bull Pitch, Dursley, GL11 4NG  
Guide Price £425,000

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## 5 Bull Pitch, Dursley, GL11 4NG

Lovingly restored and thoughtfully extended by the current owners, this exceptional four-bedroom townhouse offers beautifully appointed accommodation arranged over three floors. Blending original period charm with modern comforts, the property sits just a short stroll from Dursley's vibrant town centre.

A welcoming entrance hallway retains its original tiled floor, setting the tone for the character found throughout. The lounge is a cosy and elegant space featuring a wood-burning stove (installed in 2017) and a charming feature fireplace. A downstairs cloakroom and separate coat and shoe storage area in the rear hallway add practicality to the home.

To the rear, the kitchen is a true heart of the home—fitted with a breakfast bar and seating area, it flows seamlessly into the dining room and a separate utility room. French doors open directly onto the garden, ideal for entertaining or enjoying peaceful outdoor moments.

Upstairs, the first floor offers two spacious double bedrooms and a contemporary modern shower room. The second floor features two further generous double bedrooms and a luxurious modern bathroom, making this an ideal home for families or guests.





### Entrance

Bespoke handmade front door and side screens with double glazing leading to entrance hallway with original quarry tiled patterned floor and stairs to first floor with understairs storage. With an inner hallway with a door leading to the rear garden.

### Downstairs WC

With wc and wash hand basin, radiator and mirror cabinet.

### Kitchen

15'1 x 11'1

Stylish kitchen with shaker style wall and base units with hard wood worktops, range cooker with extractor fan over, plumbing and space for dishwasher and space for fridge freezer. Stainless steel sink and drainer, breakfast bar with panelled radiator, large PVC double glazed window, wood flooring and central ceiling light.

### Dining Room

12'5 x 7'5

Having double doors leading to garden, wood flooring, two sky lights, panelled radiator and central ceiling light.

### Utility Room

7'11 x 7'5

Having base units with curved laminate worktops over, stainless steel sink and drainer, plumbing and space for wash machine and tumble dryer, extractor fan, laminate flooring, panelled radiator and PVC double door leading to garden.

### Lounge

15'1 x 12'11

With hard wood flooring, woodburner, panelled radiator, large PVC double glazed window and central ceiling light.

### First Floor Landing

From the entrance hall stairs lead to first floor landing with window and stairs leading to second floor.

### Principal Bedroom

15'1 x 12'

Having carpets, Worcester Bosch combination boiler, PVC double glazed window, panelled radiator and central ceiling light.





### **Bedroom Two**

15' x 12'

Having wood flooring, PVC double glazed window, panelled radiator and central ceiling light.

### **Shower Room**

Walk in shower with glass shower screen, frosted glass window, wc, basin with storage, extractor fan and mirror cabinet.

### **Second Floor Landing**

From the first floor stairs lead to second floor with window.

### **Bedroom Three**

15'1 x 13'4

Having carpets with PVC double glazed window, panelled radiator and central ceiling light.

### **Bedroom Four**

15'1 x 11'2

Having carpets with PVC double glazed window, panelled radiator and central ceiling light.



### **Family Bathroom**

With wood flooring, free standing bath, wc, basin, Velux window and ceiling light.

### **Outside**

Patio garden with wall and fence boundaries, insulated workshop with electricity, outside tap and power outlet. Rear gate leading to driveway for two vehicles with security lights.



#### Key Features & Upgrades:

Full renovation completed in 2016/17, including full rewire, new heating system, and plumbing throughout.

Full double glazing, with a mix of oak and carpeted flooring throughout.

Extension built in 2018, enhancing living space and functionality.

Fully boarded loft with power and lighting—ideal for storage or conversion potential.

Workshop in garden, fully insulated and equipped with power and lighting.

Private driveway with external lighting and power supply.

Landscaped rear garden with patio area, outside power, and outdoor tap.

#### Location:

Located on the desirable Bull Pitch, this home is within easy walking distance of Dursley's shops, cafes, Sainsbury's supermarket, leisure centre/swimming pool, doctors, and library. Nestled in the picturesque Cotswolds, the area offers stunning countryside walks, charming village scenery, and convenient access to both nature and everyday amenities. Excellent transport links and proximity to local schools further enhance the appeal of this prime location—ideal for families, professionals, and retirees alike.

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.



Total area: approx. 167.4 sq. metres (1802.1 sq. feet)

Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	65	
(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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