

# HUNTERS<sup>®</sup>

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6 Chaucer Road

Dursley, GL11 4QH

Asking Price £399,995



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Enjoying fabulous views across open fields towards the lovely Uley Valley we are pleased to present this spacious and versatile detached family home occupying a particularly fine position on the Whiteway Development. The accommodation has been extremely well maintained and improved by the present owners and includes a spacious lounge with feature fire, study/fourth bedroom and a 20'10 kitchen/dining room which runs along the width of the property directly on to the rear gardens. There is an inner hallway with ground floor cloakroom/utility and on the first floor there are three bedrooms and family bathroom with shower. The property benefits from gas fired central heating and UPVC framed double glazed windows.

The gardens are a particular feature of the property having been landscaped with lovely patio providing an excellent outside entertaining space, extensive lawns, productive vegetable garden, greenhouse and summerhouse. There is a good size driveway providing additional off road parking which leads to a double length garage which is 35ft in length adjoining the property.

Whiteway is situated on the edge of Dursley Town backing on to open fields and farmland yet convenient for the Town Centre with its full range of shopping, schooling and recreational facilities, supermarkets, library, doctors and dentists. The area abounds with scenic walks and rides and is close to Stinchcombe Woods providing access on to the Cotswold Way. For those commuting to the larger centres of Bristol, Gloucester and Cheltenham the A38 and M5 motorway provide excellent travelling routes and there is a mainline train station at Box Road, Cam serving Bristol and London (Paddington) via Gloucester.

## Council Tax Band - D

### Entrance Porch

Composite multi-locking front door to entrance porch with door to lounge.

### Lounge

17'4 x 11'9 (5.28m x 3.58m)

With attractive inset woodburner effect gas fire, twin panelled radiator, two UPVC framed double glazed windows, TV aerial socket and downlighters.

### Study/Bedroom Four

12'4 x 8' (3.76m x 2.44m)

With panelled radiator, UPVC framed double glazed windows to front and side and fitted spotlights.

### Kitchen/Dining Room

20'10 x 10'4 (6.35m x 3.15m)

With a range of light Oak fronted base units incorporating worktop surfaces with drawers and cupboards under, matching wall storage cupboards and inset single drainer one and a half bowled sink unit with mixer tap. Plumbing for automatic dishwasher, built in Bosch double oven and five burner gas hob unit with stainless steel cooker hood over and glazed splashback. Downlighters, UPVC framed double glazed window to front and panelled radiator.

### Dining Area

With tiled floor running through from kitchen with panelled radiator, UPVC framed double glazed window and double glazed door leading directly on to patio and rear gardens.

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### Inner Hallway

With useful understairs storage cupboard, tiled floor.

### Cloakroom/Utility

With single drainer stainless steel sink unit with wall and base units. Plumbing for automatic washing machine, tiled floor, low level WC, panelled radiator and UPVC framed double glazed door leading to garage.

### First Floor Landing

From the inner hallway there is a staircase leading to first floor landing.

### Bedroom One

15'9 max x 11' (4.80m max x 3.35m)

With UPVC framed double glazed window to rear with fine views across the rear gardens and towards the lovely scenic Uley Valley. Panelled radiator and useful under eaves storage cupboards, one containing Worcester Bosch combination boiler supplying central heating and domestic hot water circulation.

### Bedroom Two

12' x 7'10 (3.66m x 2.39m)

With panelled radiator and UPVC framed double glazed window to front.

### Bedroom Three

9'3 x 8'1 (2.82m x 2.46m)

With UPVC framed double glazed window to front, wood laminate flooring and fitted spotlights.

### Bathroom

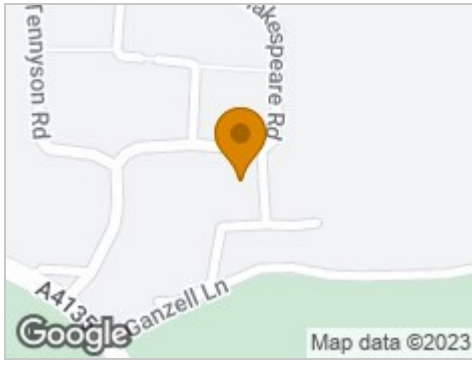
Having panelled bath with shower unit over, pedestal wash hand basin, low level WC. Extensive ceramic wall tiling, UPVC framed double glazed frosted window, built in airing cupboard and access to roof storage space.

### Outside

The gardens are a particular feature of the property. There are lawns to the front with shrubs, bushes and young trees with driveway and gravelled parking area leading to attached double garage (35'5 x 8'7) with up and over door, power, light and rear courtesy door. The rear gardens are delightful and extremely well stocked having been well tended by green fingered hands. There are extensive lawns, fruit trees including apple, quince, plum and cherry and an area of three raised beds for productive vegetable gardens. There is an ornamental pond with waterfall, shrubs, bushes, plants and climbers, bay tree, rose bed, greenhouse and fully insulated garden summer house with power and light. The gardens are a great family space and ideal for al fresco family dining with amazing views towards the beautiful Uley Valley.



## Road Map



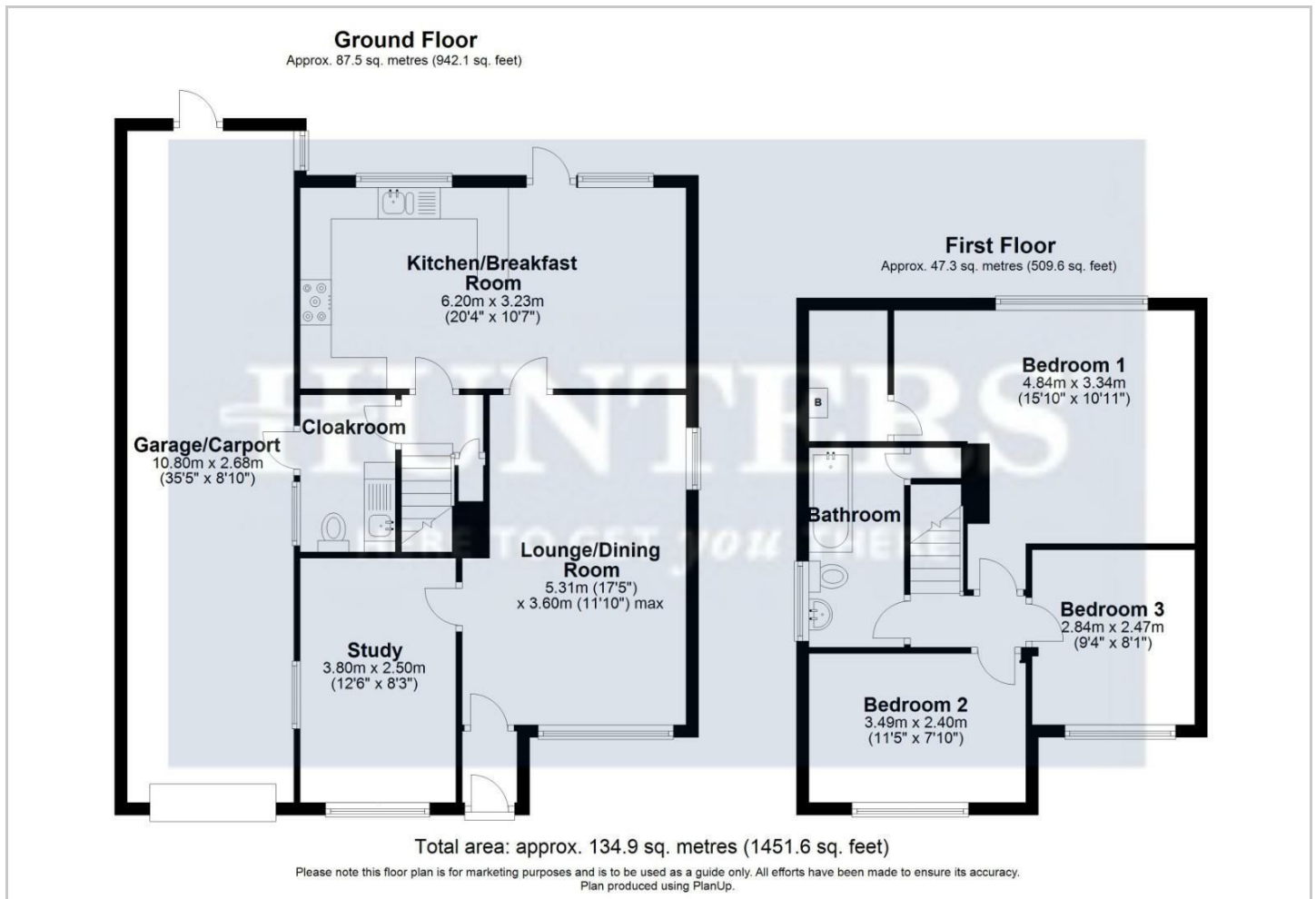
## Hybrid Map



## Terrain Map



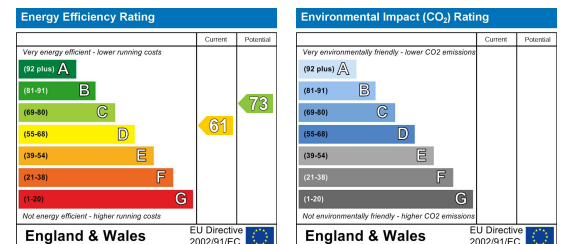
## Floor Plan



## Viewing

Please contact our Hunters Dursley Office on 01453 542 395 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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. **THINKING OF SELLING?** 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.

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