

HUNTERS[®]

HERE TO GET *you* THERE



10 First Avenue

Dursley, GL11 4NW

£325,000



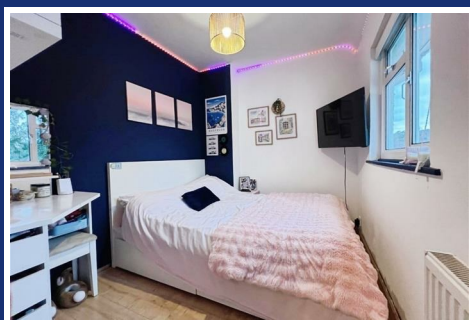
Council Tax: B



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Entrance Porch

Via UPVC front door with window to side and leading to:

Entrance Hall

With stairs to first floor landing and access to:

Kitchen

Fitted with a range of modern shaker style wall and base units with worktop surfaces over, tiled splash back, ceramic single bowl sink unit, spaces for cooker, tall fridge/freezer and washing machine, understairs storage cupboard, leading to:

Rear Lobby

Door to rear garden, opening to:

Dining Room

Window to rear, radiator, opening to lounge and rear lobby.

Cloakroom

Wash hand basin, wc, radiator and frosted window to rear.

Lounge

Window to front, radiator, feature fireplace.

First Floor Landing

From the entrance hall stairs lead to first floor landing with storage cupboard, access to loft space and doors to:

Bedroom One

Window to rear, radiator.

Bedroom Two

Window to rear, radiator.

Bedroom Three

Window to front, radiator.

Bedroom Four

Window to front, radiator.

Bathroom

Fitted with a modern suite comprising corner bath, corner shower unit, wash hand basin, WC, chrome ladder towel radiator.

Outside Front

There is a path to front door, with hedge and fenced boundaries with a driveway to the side providing parking for several cars and leading to detached garage.

Outside Rear

The rear garden is mainly laid to lawn with fence boundaries, flower borders with mature trees and shrubs, wooden store shed and gravelled seating area. There is also a raised covered seating area, accessed directly from the house providing a great entertainment space.

Garage

With double doors, power and car pit.

Anti-Money Laundering (AML) Compliance

Estate agents operating in the UK are legally required to carry out Anti-Money Laundering (AML) checks in line with regulations set by HM Revenue and Customs (HMRC). At Hunters Dursley, we use Moverly to facilitate these checks as part of our commitment to compliance and transparency. It is mandatory for both buyers and sellers to complete AML verification before a property transaction can proceed. A fee will be charged for each individual AML check carried out.

A well-presented four-bedroom semi-detached family home, thoughtfully extended by the current owners to provide generous and versatile living space in a convenient Dursley location.

The property is approached via a front porch, leading into a welcoming hallway. The ground floor comprises a substantial kitchen with built-in storage, a separate dining room, a spacious lounge with feature fireplace, creating a warm and inviting space for family life and a useful cloakroom. To the rear, a lean-to provides an excellent covered area, ideal for outdoor entertaining or relaxing, opening onto a private garden with a mix of gravel and lawn, along with mature trees providing privacy and natural beauty.

Upstairs, the accommodation comprises four bedrooms and a family bathroom. The house was originally a three-bedroom home, offering the flexibility to revert if desired.

Externally, the home benefits from a generous garage with pit and power, side access, and a driveway to the front, offering ample off-road parking for multiple vehicles.

This home represents an excellent opportunity to acquire a spacious, versatile family property in a sought-after location, with local amenities, schools, and transport links all easily accessible.

- Well-presented four-bedroom semi-detached family home
- Front porch leading into a welcoming hallway
 - Separate dining room
- Lean-to at the rear - ideal for outdoor entertaining or relaxing
 - Large garage with pit and power
- Thoughtfully extended by current owners to provide generous living space
 - Substantial kitchen with built-in storage
 - Spacious lounge with feature fireplace
- Private rear garden with gravel and lawn areas and mature trees
- Side access and driveway providing ample off-road parking



Road Map



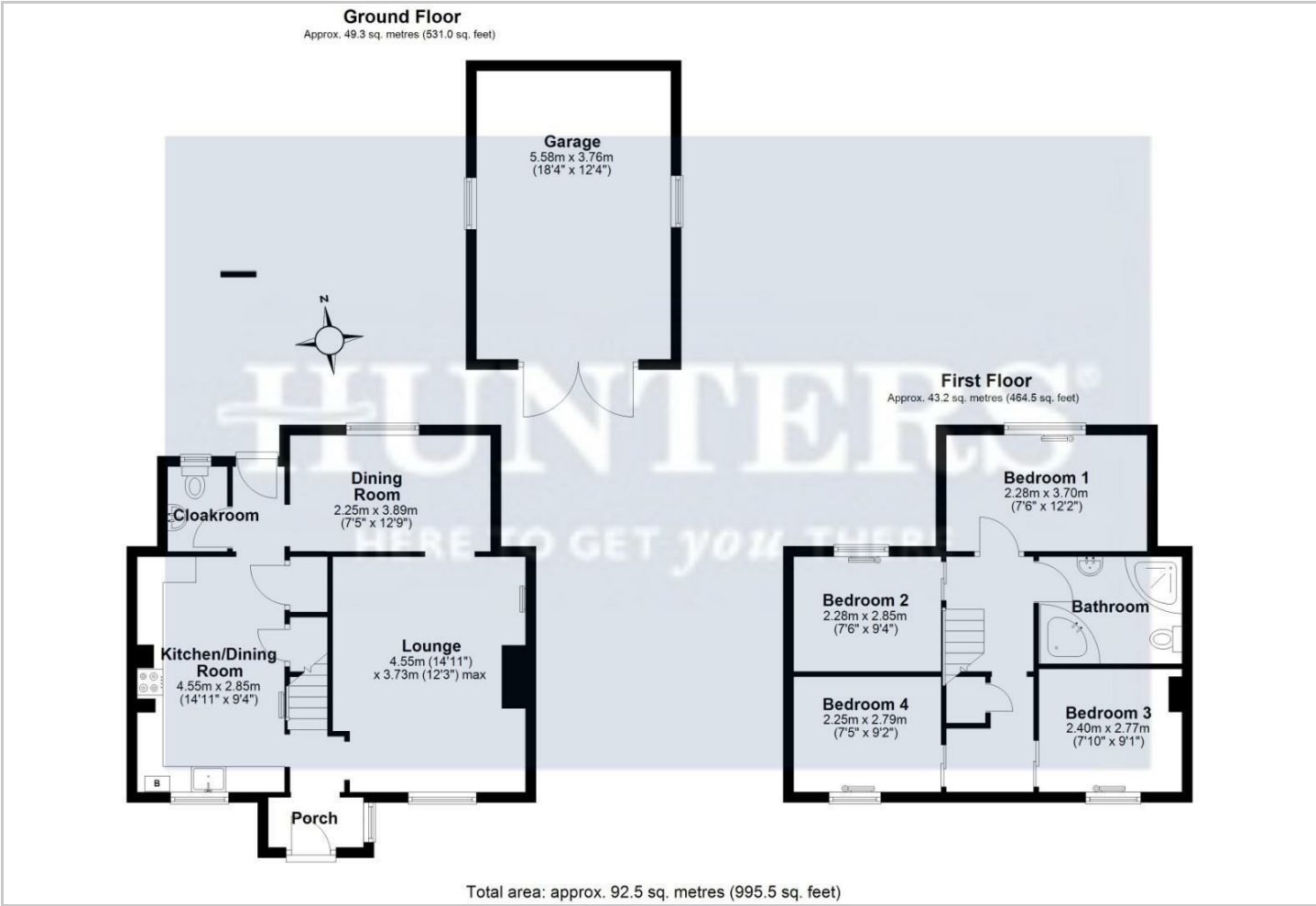
Hybrid Map



Terrain Map



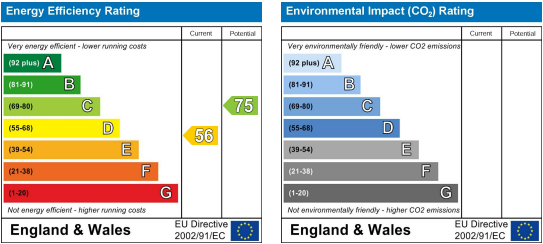
Floor Plan



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.