

HUNTERS®

HERE TO GET *you* THERE



8 Torchacre Rise

Dursley, GL11 4LW

Guide Price £450,000



Council Tax: D



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Entrance Porch

A glazed entrance porch with front door to entrance hall.

Entrance Hall

Stairs to first floor landing, under-stairs storage cupboard, radiator.

Cloakroom

WC, wash hand basin, radiator, extractor fan. Personal door to garage.

Living/Dining Room

Living Room Area

17'0" x 10'7" (5.2 x 3.25)
Window to front, radiator.

Dining Room Area

10'7" x 9'1" (3.25 x 2.79)
Radiator, patio doors to rear.

Kitchen

11'1" x 7'10" (3.38 x 2.4)
Fitted with a range of wood fronted wall and base units with laminate work surfaces over incorporating inset sink and drainer unit, inset ceramic hob with cooker hood over, built-in oven, integrated fridge, breakfast bar, radiator, space for dishwasher, window and door to rear.

First Floor Landing

From the entrance hall stairs lead to first floor landing with window to side, access to the loft space and built-in shelved cupboard.

Bedroom One

13'3" x 8'11" (4.04 x 2.72)
Window to front, built-in cupboard, radiator.

Bedroom Two

10'5" x 8'11" (3.18 x 2.72)
Window to rear, radiator and built-in cupboard.

Bedroom Three

9'8" x 7'1" (2.97 x 2.18)
Window to rear, radiator.

Bedroom Four

9'0" x 6'4" *plus recess* (2.76 x 1.94 *plus recess*)
Window to front, radiator and over-stairs storage cupboard.

Bathroom

Fitted with a white suite comprising panelled bath with shower over, wash hand basin, WC, fully tiled walls, extractor fan.

Outside

Lawned area to front with driveway parking for several cars leading to GARAGE (5.67m x 2.67m) with up and over door, personal door to house and door to UTILITY/WORKSHOP (2.69m x 2.39m) having base and wall units, wash hand basin, plumbing for washing machine and space for tumble dryer, window to side and window to rear.

The rear garden is terraced having a patio area. Steps lead to further seating/patio area with shrubs and flower borders, enclosed by fencing.

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.

Set in a quiet cul-de-sac within easy reach of local amenities and scenic countryside walks, Torchacre Rise is a well-proportioned four-bedroom family home offering generous living space, a low-maintenance garden, and exciting potential for future development.

The accommodation includes a welcoming entrance hallway, a fitted kitchen and a spacious living/dining room with direct access to the rear garden. A downstairs WC adds practicality for family life. Upstairs, the property offers four good-sized bedrooms and a modern family bathroom.

To the rear, the property enjoys a tiered, gravelled garden with far-reaching views – a low-maintenance space ideal for relaxing or entertaining. At the front, there is a neatly kept lawned garden, driveway parking, and an attached garage.

There is also great potential to extend above the garage. Planning permission was previously granted (Ref: S.18/1079/HHOLD), providing a valuable option for future expansion.

A fantastic opportunity for families or buyers seeking space, convenience, and future potential in a desirable location.

- Link-Detached Property
- Cloakroom and Family Bathroom
- Driveway Parking Leading to Garage
 - No Onward Chain
- Four Bedrooms
- Spacious Living/Dining Room
- Close to Market Town



Road Map



Hybrid Map



Terrain Map



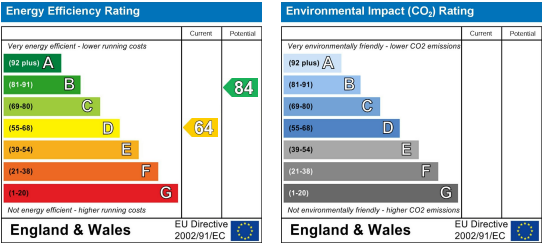
Floor Plan



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.