

# HUNTERS®

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## Strawberry Field

Dursley, GL11 6BU

Guide Price £275,000



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## COUNCIL TAX BAND - B

### ENTRANCE HALL

Having composite front door to entrance hallway with ceramic tiled floor, panelled radiator, built in storage cupboard housing electrical consumer unit and stairs leading to the first floor landing.

### KITCHEN BREAKFAST ROOM

12'0" x 8'7" widening to 12'10" (3.66 x 2.62 widening to 3.91)

Having a comprehensive range of white gloss base units with drawer space, worktop surfaces over and matching wall units, one and a half bowled stainless steel sink unit with mixer tap, NEFF electric oven with five ring gas hob unit and extractor hood over. Space and plumbing for washing machine and dishwasher and integrated fridge freezer. Panelled radiator, inset ceiling spotlights, useful built in understair storage cupboard, wall tv aerial point, ceramic tiled floor and UPVC framed double glazed window to the front aspect.

### DOWNSTAIRS CLOAKROOM

With ceramic tiled floor, low level WC, corner pedestal wash hand basin, panelled radiator and extractor.

### LOUNGE

10'10" narrowing to 9" x 15'2" max (3.30 narrowing to 2.74 x 4.62 max)

A lovely light and airy room with UPVC framed double glazed window over looking rear gardens, panelled radiator and UPVC framed double glazed French doors leading to garden room.

### GARDEN ROOM

9'10" x 9'10" (3 x 3)

Having UPVC framed double glazed units with French doors leading out onto the side and rear garden, with apex roof and laminate flooring.

### FIRST FLOOR LANDING

From the entrance hall stairs lead to first floor landing. Having airing cupboard housing an 'Ideal' gas fired combination boiler supplying central heating and domestic hot water circulation. Access to insulated roof space.

### BEDROOM ONE

9'5" x 12'0" (widening to 15'2" max) (2.87 x 3.66 (widening to 4.62 max))

With UPVC framed double glazed window to the front aspect, two built in double wardrobes, panelled radiator and useful over stair shelf.

### BEDROOM TWO

11'11" x 8'6" (3.63 x 2.59)

With UPVC framed double glazed window to the rear aspect and panelled radiator.

### FAMILY BATHROOM

With ceramic tiled floor and part tiled walls, low level WC and pedestal wash hand basin. Panelled bath with electric shower unit and glazed shower screen, Velux roof light window, mirrored toiletry cabinet and shaver point.

### OUTSIDE

The gardens are mainly laid to lawn and back onto open fields. There are two patio areas, one to the side of the property with useful storage shed and one to the rear of the garden ideal for outside

entertaining. There are fence panels to the side of the gardens and gated side pedestrian access leading to the front of the property which has brick paved driveway, gravelled area, shrubs, bushes and outside water tap.

#### ADDITIONAL FRONT GARDEN AND PARKING SPACE

There is also an extra parking space and garden area opposite the property.



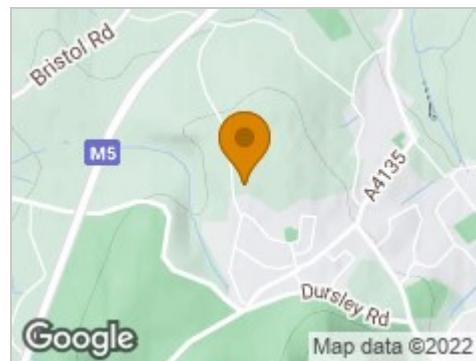
## Road Map



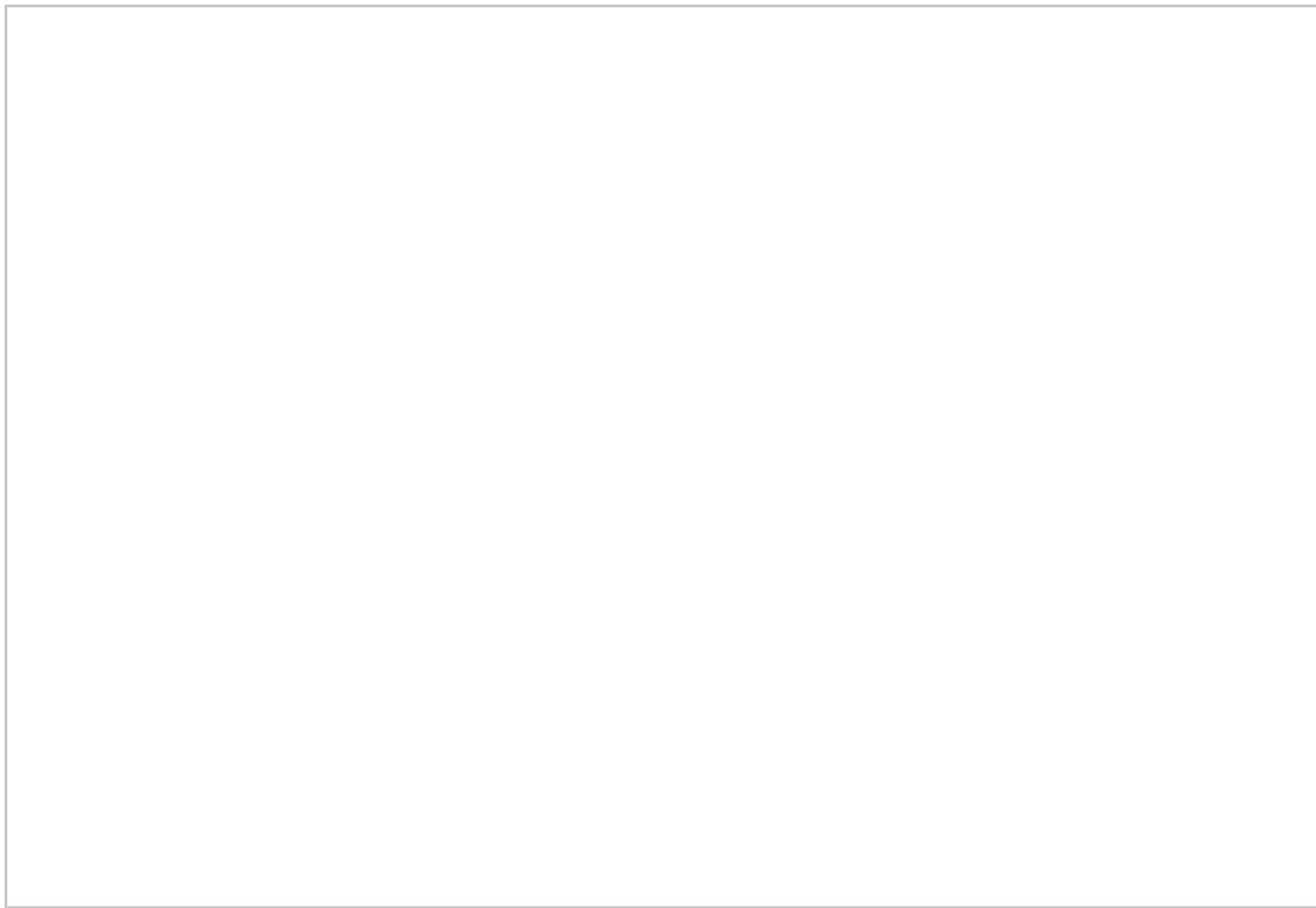
## Hybrid Map



## Terrain Map



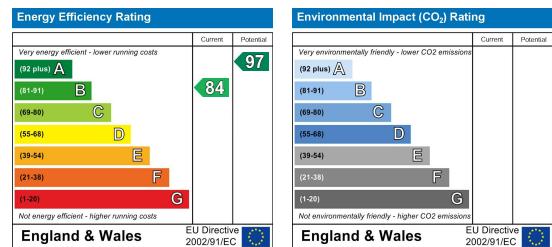
## Floor Plan



## 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.