



**7 Burnt Oak, Dursley, GL11 4HD**  
**Guide Price £440,000**

**HUNTERS®**  
**EXCLUSIVE**



# 7 Burnt Oak, Dursley, GL11 4HD

**Guide Price £440,000**

A beautifully presented detached bungalow occupying a prime location in a sought after cul-de-sac, within walking distance of Dursley Town Centre. The bungalow enjoys outstanding open views towards Cam Peak and Longdown with an enclosed wrap around garden. The accommodation comprises a kitchen/breakfast room, lounge/dining room, family bathroom, separate WC, three bedrooms and a summer room which could also be used as a fourth bedroom.

The gardens are a particular feature having been landscaped for ease of maintenance with a large patio to the rear of the property and well stocked borders with shrubs and bushes. There is a good size integral garage/workshop with power, light and useful sink and drainer unit.

Bungalows of this quality seldom become available so close to the town centre which offers a full range of day to day shopping, schooling and recreational facilities. There are excellent communications to the larger centres of Bristol, Gloucester and Cheltenham via the A38 and M5 motorway network and a main line train station at Box Road, Cam; serving Bristol and London (Paddington) via Gloucester.





#### **Entrance**

With UPVC framed composite front door leading to entrance hall with carpets and twin panelled radiator. There are two loft hatches with ladder access and both lofts have been part boarded.

#### **Lounge**

23' x 12'

A cosy and light room with triple aspect windows, two panelled radiators, ceiling rose, wall lights, kitchen hatch and carpets.

#### **Kitchen**

15'9 x 9'

With a range of white base and wall units, with laminate worktops, stainless steel sink and drainer, plumbing for washing machine and space for tumble dryer. Laminate flooring, UPVC double glazed window and door leading to rear garden, tiled back splash, central ceiling light and space for dining table and chairs.

#### **Bathroom**

10'11 x 8'00

With electric shower over bath, with frosted glass window, basin, WC, panelled radiator, built in storage, mirror and extractor fan.

#### **WC**

9'05 x 3'

WC, hand basin with mirror cabinet, frosted glass UPVC double glazed window, panelled radiator, carpets and central ceiling light.



#### **Principal Bedroom**

12'11 x 10'05

A large double bedroom, with UPVC framed double glazed window, twin panelled radiator and built in storage.

#### **Bedroom Two**

11'3 x 11'

With UPVC framed double glazed window to rear, twin panelled radiator and carpets.

#### **Bedroom Three**

9' x 8'6

With UPVC framed double glazed window, radiator and carpets.

#### **Summer Room/Bedroom Four**

11'2 x 9'9

A bright and airy room with UPVC double glazed windows with views of the rear garden, tiled flooring, PVC door leading to garden, wall lights and panelled radiator.

#### **Outside**

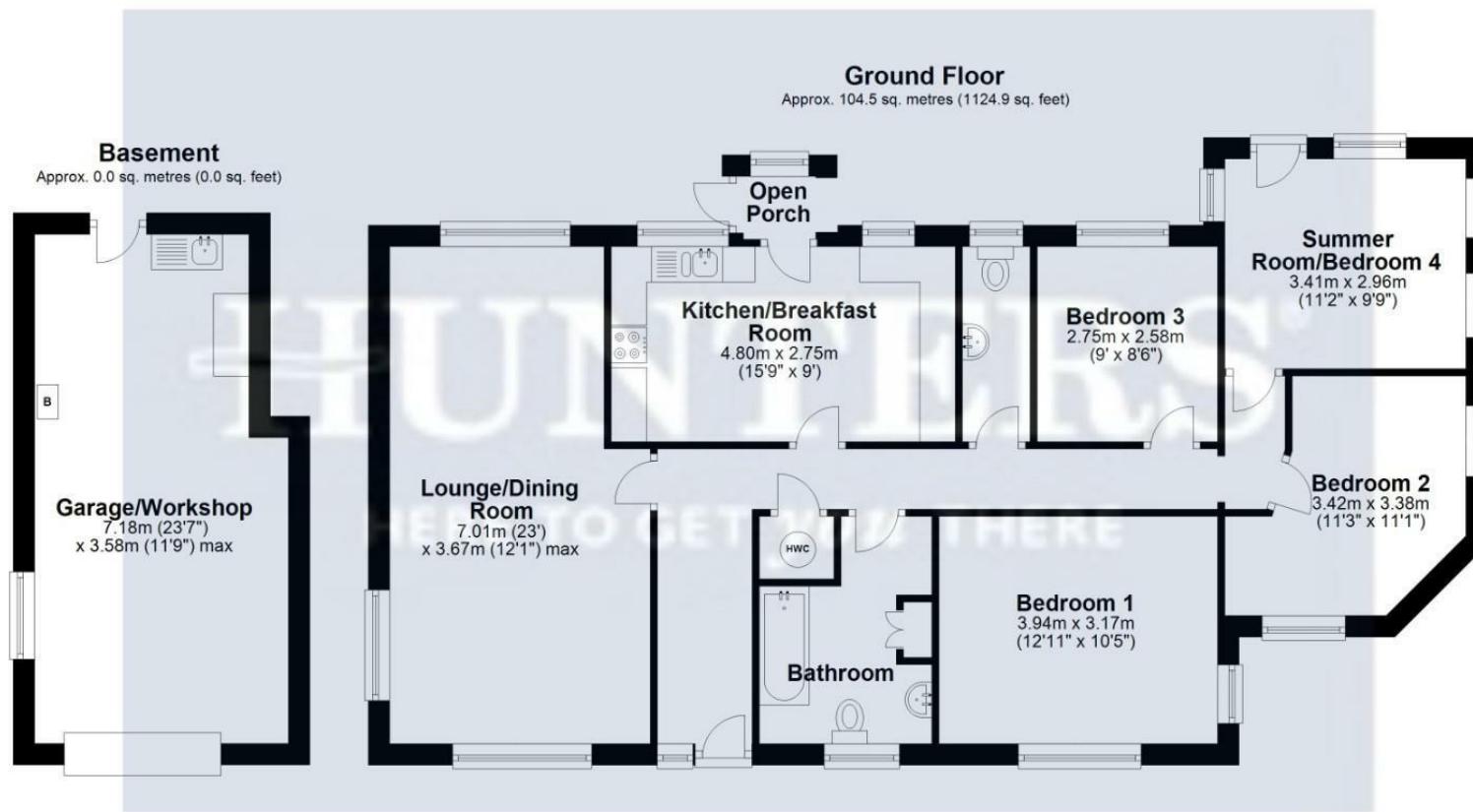
To the front there is a large tarmac driveway leading to garage/workshop (23'7 x 11'9). The property has side access to the rear gardens which are laid to lawn and enclosed with shrub boundaries. There is a vegetable patch, with greenhouse and shed, a patio area perfect for entertaining, and fabulous views in all directions.

#### **Garage**

23'7 x 11'9"

Having an up-and-over door, power, light and a useful sink and drainer.





Total area: approx. 104.5 sq. metres (1124.9 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		
(81-91) B		78
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

#### DISCLAIMER

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.

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