



**13 Westfield, Dursley, GL11 4EP**  
**Guide Price £575,000**

**HUNTERS®**  
**EXCLUSIVE**



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Occupying a prominent position on the edge of the Cotswold Escarpment, Westfield is considered to be one of Dursley's finest roads, with panoramic views towards Cam Peak, the beautiful Uley Valley and across to the River Severn and Welsh Hills.

This well positioned, substantial detached family home with far reaching views, offers spacious and versatile accommodation arranged over two floors. The ample garden is beautifully established. It also presents a rare opportunity to apply for planning permission to build a detached property within the garden, subject to all necessary planning consents, this adds a different dimension to the house with the aspect of multi-generational living or for the garden to be sold separately at a later date.

The ground floor accommodation includes a spacious entrance hall leading to an office or downstairs bedroom that could be used as a second sitting room, along the hallway there is cloakroom, a well fitted kitchen, separate dining room and lounge with sliding doors into the rear garden.

There is a fully fitted utility room with countertop space and sink and plumbing for a washing machine, leading into an integral garage with both power and light. Upstairs, there are four bedrooms, with a family bathroom and separate shower room, built in airing cupboard and two loft hatches providing plenty of storage space.

The property benefits from gas fired central heating, UPVC double glazed windows, driveway for several cars, parquet flooring, wooden stair-case and available with no onward chain.





## GROUND FLOOR

### Covered Front Porch

Covered porch area, tiled flooring, gas meter housing.

### Entrance Hallway

Front door leading to the entrance hallway with tiled flooring, radiator, access into study and to garage.

### Study/Ground Floor Bedroom

With UPVC framed window with views of garden, ceiling light, shelving and vinyl flooring.

### Garage

A double garage with shelving, power and light and up and over door.

### Utility Room

Fitted wall and base level units, stainless steel sink unit and drainer, plumbing for washing machine, extractor for tumble dryer, UPVC door to the garden with cat flap, ceiling light and ceramic tiled flooring.

### Cloakroom

WC and sink unit, wall tiling, window and wall mounted gas boiler.



## Inner Hallway

With Parquet flooring, under stairs storage, built-in cupboard, radiator, thermostatic heating controller and ceiling light.

### Kitchen

Fitted with a range of wall and base units having laminate work surfaces over and stainless steel sink with drainer. Plumbing for dishwasher, built-in Siemens high level oven, Bosch ceramic hob, space for fridge, UPVC framed window to front, ceramic tiled flooring, radiator, ceiling light and under worktop lighting.

### Dining Room

With wood flooring, hardwood French doors into lounge, ceiling light, radiator and large walk-in larder with built-in shelving, vent and hatch to ceiling loft.

### Lounge

With sliding French doors leading to the garden, triple aspect windows, carpet, radiators, wood effect gas fire and two ceiling lights.

## FIRST FLOOR

### First Floor Landing

A hardwood open tread staircase leading to the first floor landing with loft hatches, built-in cupboard, large window, ceiling light, airing cupboard and built-in shelves.



### **Bedroom One**

A large double bedroom having stunning views with three dual aspect windows, ceiling lights, radiators and two generous built-in storage cupboards with built-in shelving.

### **Shower Room**

With shower cubicle and wash hand basin with storage under, shaving light and mirror, carpet, radiator, ceiling light and extractor fan.

### **Family Bathroom**

Suite comprising bath with shower over, wash hand basin, shaving light and mirror and WC. Wood flooring, ceiling light, UPVC frosted window, shelving, ceiling light and radiator.

### **Bedroom Two**

A large double bedroom with UPVC framed window, two sets of built-in storage cupboards with shelving, radiator and ceiling lights.

### **Bedroom Three**

A double bedroom with UPVC framed window with view to rear aspect, built-in storage cupboards and shelving, radiator and ceiling light.



### **Bedroom Four**

A single bedroom with UPVC framed window to front, built-in storage cupboards and shelving, carpet, radiator and ceiling light. Large airing cupboard with built-in shelving.

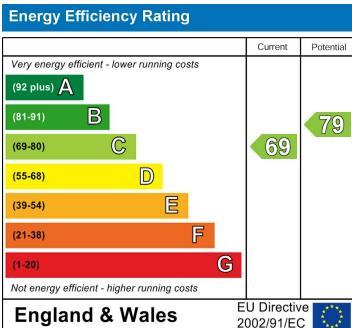
### **Outside**

The garden is a lovely feature of the property being to the front, side and rear. The property is enclosed by continuous Beech Hedge all around. The garden contains large areas of lawn plus established herbaceous borders. It has a large patio area and pergola to the side of the property with further patio at the top of the garden making the most of the extensive views. There are fruit trees and also a vegetable patch.

To the front of the property there is driveway parking and garage.



- Potential Building Plot
- Entrance Hall With Cloakroom
- Substantial Detached House
- Utility & Study
- Dining Room
- Kitchen
- Four Bedrooms
- Family Bathroom
- Garden & Panoramic Views
- Garage & Driveway Parking



#### 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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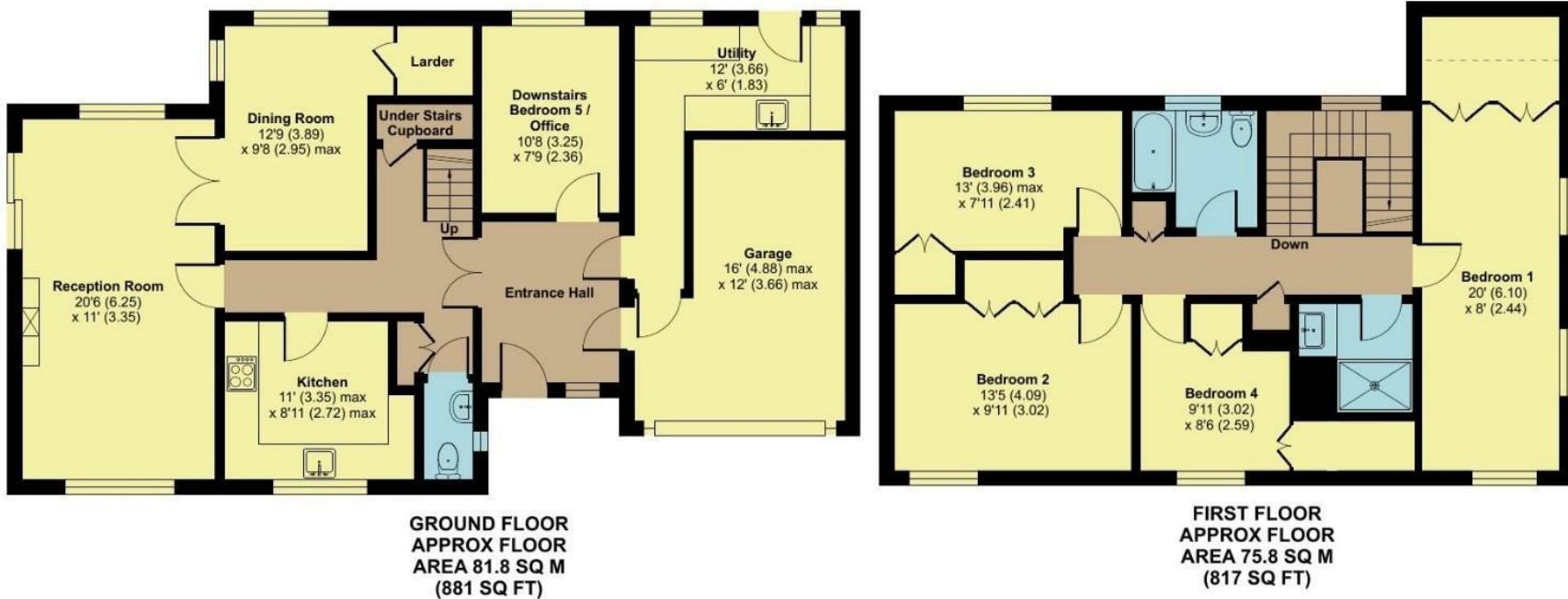
Approximate Area = 1679 sq ft / 155.9 sq m

Limited Use Area(s) = 19 sq ft / 1.7 sq m

Garage = 162 sq ft / 15 sq m

Total = 1860 sq ft / 172.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024.  
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## Viewing Arrangements

Strictly by prior appointment only through the agent Hunters  
01453 542 395 | Website: [www.hunters.com](http://www.hunters.com)

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