



11 Five Acres, Dursley GL11 4JP

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Situated in the sought after Five Acres locality which is highly convenient for Dursley Town Centre, this deceptively spacious and beautifully presented four bedroomed detached family home occupies a stunning position, with fine views towards the wooded slopes of Stinchcombe Hill and beyond. The current owners have maintained the property to an exceptional standard, having a high end fitted kitchen, oak flooring and doors, landscaped gardens, recently fitted combination boiler, newly fitted UPVC windows to front and side elevation and multi fuel log burner to name a few.

The accommodation includes an entrance hall with oak wood flooring, cloakroom, utility room, separate lounge and a 21ft through kitchen/dining room with bosch appliances and windows with fabulous views. The current owners have added a separate warm room to the side, which benefits from electric heating and it's own access to the front of the property.

On the first floor there are four double bedrooms with the principal bedroom having an en-suite shower room with French doors leading onto a decked area providing a fabulous entertaining spot. Bedroom two also has sliding doors onto the rear garden. A family bathroom completes the first floor accommodation and the property benefits from gas fired central heating and built in storage on the landing and loft access. Outside, the gardens are a particular feature of the property and are well stocked with various trees and shrubs. There is an outside shed, log store and outside water supply. To the front there is a footpath leading to the property with well stocked flower borders and outside light. With garage and driveway providing off-road parking.

Asking Price - TBC





Entrance Hallway

Solid Oak flooring, stairs leading to first floor landing, understairs storage, radiator and ceiling light.

Utility Room

Oak glazed panel door, space for tumble dryer and freezer, access to interior croft storage and combination boiler.

Cloakroom

With Oak panelled door, solid Oak worktop with inset sink, space for washing machine, WC, radiator and ceiling light.

Living Room

With multi-fuel log burner, Oak flooring, UPVC windows, two double radiators, ceiling light and TV point.

Kitchen/Dining Room

Fitted with a range of wall and base units having solid cabinet doors incorporating solid Walnut block worktops and Rangemaster belfast sink. Having many built-in appliances to include double electric oven, ceramic hob with extractor hood over, two fridges and dishwasher. With under and

over unit lighting. To the dining area there is a large display unit, two double radiators, TV aerial point and Oak door leading to warm room.

Warm Room

Recently fitted having two electric glass panel heaters. With the remainder of a 10 year warranty.

First Floor Landing

Over stairs storage, radiator, spotlights and loft access via ladder to part boarded loft with light and power.

Bedroom One

With French doors leading to balcony, built-in storage.

En-Suite Shower Room

Suite comprising shower, wash hand basin and WC. Newly fitted chrome towel rail radiator, slate tiled flooring, extractor fan over shower.

Bedroom Two

A double bedroom with UPVC window, sliding doors, radiator, carpets, ceiling light and TV aerial point.



Bedroom Three

A double room with built-in storage, radiator and UPVC window with views over the garden.

Bedroom Four

A double room with UPVC window to front, ceiling light.

Bathroom

Suite comprising solid Oak block worktop with vanity unit and counter top sink, bath with shower over and shower screen, WC.

Outside

Beautifully landscaped front and rear gardens lovingly cared for by the owners of this wonderful home with an abundance shrubs, trees and bushes with various seating areas to appreciate the stunning views.

Driveway parking to the front leading to integral garage.

Garage

Electrically operated metal door with power, light and water supply.

- Popular Location
- Immaculate Detached Family Home
- Landscaped Gardens
- High Spec Kitchen
- Newly Fitted Combination Boiler
- Upgraded UPVC Windows to Front & Side Elevations
- Stunning Views Across the Cotswold Escarpment
- Offstreet Parking Leading to Integral Garage
- Lounge With Multi Fuel Woodburner



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. 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.

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Approximate Area = 1622 sq ft / 150.6 sq m

Garage = 180 sq ft / 16.7 sq m

Total = 1802 sq ft / 167.3 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). © nitchcom 2024. Produced for Hunters Property Group. REF: 1152783

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Dursley -
01453 542 395 <https://www.hunters.com>

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