



5 Burnt Oak, Dursley GL11 4HD
Guide Price £475,000

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Situated in the popular Burnt Oak locality this deceptively spacious four bedroomed split level detached family home occupies a stunning position. The accommodation comprises of entrance hall, kitchen/dining room, lounge, utility room, study and cloakroom. On the lower ground floor there are four double bedrooms with the principal bedroom having an ensuite shower room and a further separate shower room. Further benefits include, a large double wardrobe and under stairs storage space.

The property is approached via a large brick paved driveway leading to garage, which has been converted into a study and utility room. The rear gardens are laid to lawn and enclosed with fenced boundaries. There is a large decked area with fish pond, a smaller pond and a large paved patio with fabulous views ideal for outside entertaining.

Burnt Oak is in a quiet yet highly convenient position only a few minutes walk to the Town Centre of Dursley offering a wide range of shopping and recreational facilities including the leisure centre/swimming pool. Communications to the larger centres of Bristol, Gloucester and Cheltenham are excellent via the A38 and M5 motorway network and there is a mainline train station at Box Road; Cam (2 1/2 miles approx), serving Bristol and London (Paddington) via Gloucester.





Council Tax Band - D

Entrance

With UPVC framed composite front door leading to entrance hall with wood effect laminate flooring and twin panelled radiator.

Cloakroom

Having WC, vanity wash hand basin, UPVC framed double glazed frosted window and twin panelled radiator.

Lounge

20'05" x 12'04"

A lovely light and airy room with dual aspect windows having fitted shutters, electric fire with fire surround, two twin panelled radiators, carpets and double doors leading to kitchen/dining room.

Kitchen/Dining Room

21'09" x 9'09"

Having a range of cream shaker style base units with laminate worktops over and drawers and cupboards under, matching wall storage cupboards

and breakfast bar. Integrated double oven, ceramic hob with Bosch stainless steel extractor hood over, one and a half bowled composite sink unit with mixer tap and integrated dishwasher. UPVC framed double glazed window with views to the rear and tiled flooring leading though to the dining area having twin panelled radiator and UPVC framed double glazed window to rear.

Utility Room

9'07" x 9'06"

As part of the converted garage and having fitted units with worktop surfaces, space for washing machine and fridge freezer, door leading to study, loft access and UPVC double glazed window.

Study

9'04" x 7'07"

Forming part of the converted garage, accessed via the utility room and driveway and having shelving units, space for desk and cupboards.

Shower Room

Walk in shower, with frosted glass window, basin with storage unit, WC, laminate flooring, towel rail, mirror cabinet and extractor fan.



Principal Bedroom

20'02" x 9'04"

A large double bedroom, with UPVC framed double glazed window with shutters and having views of the garden, a further UPVC framed double glazed window, twin panelled radiator, TV port and ensuite shower room.

Ensuite

Fully tiled shower cubicle with fitted mains shower and screen, wash hand basin, low level WC, heated towel rail, extractor fan and spot light.

Bedroom Two

12'03" x 10'06"

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

Bedroom Three

10'10" x 9'0"

With UPVC framed double glazed French doors leading to garden, twin panelled radiator and laminate flooring.

Bedroom Four

8'10" x 11'08"

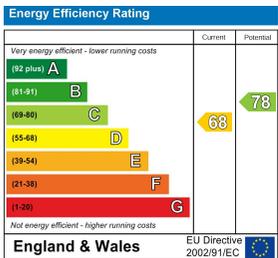
With UPVC framed double glazed window, radiator and carpets.

Outside

To the front there are flower borders and a large brick paved driveway leading to garage, which has been converted into a study and utility room. The property has side access to the rear gardens which are laid to lawn and enclosed with fenced boundaries. There is a large decked area with fish pond, a smaller pond, a large paved patio with fabulous views ideal for outside entertaining and the garden does include a greenhouse and two sheds.



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.



Viewing Arrangements

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

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