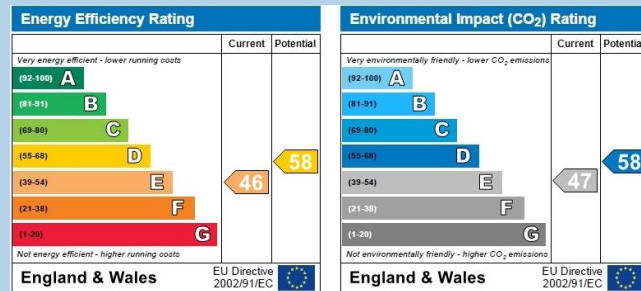


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2020



MISREPRESENTATION ACT 1967. Messrs. Bennett Jones for themselves and for the Vendors of this property whose agents they are, give notice that: All statements contained in their particulars as to this property are made without responsibility on the part of the Agents or Vendors. None of the statements contained in their particulars as to this property is to be relied on as a statement or representation of fact. Any intending purchasers must satisfy himself by inspection or otherwise as to the correctness of the statements contained in these particulars. The Vendors do not make or give and neither the Agents nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

3 Northfields, Stinchcombe,
Dursley, GL11 6AL

Asking price
£285,000



**** VIRTUAL VIEWING AVILABLE ****

ATTRACTIVE SEMI-DETACHED HOUSE IN POPULAR VILLAGE LOCATION
OVERLOOKING RECREATION FIELD TO THE FRONT AND OPEN FIELDS TO THE REAR
ENTRANCE PORCH - LIVING ROOM - KITCHEN/DINING ROOM - LARGE
CONSERVATORY/RECEPTION ROOM - TWO BEDROOMS - MODERN BATHROOM - OFF
ROAD PARKING - LARGE LANDSCAPED GARDEN - MUST BE SEEN - ENERGY RATING: E

01453 544500

31 Parsonage Street, Dursley
Gloucestershire GL11 4BW

bennettjones.co.uk

sales@bennettjones.co.uk

3 Northfields, Stinchcombe, Dursley, GL11 6AL

SITUATION

The property is situated in the sought after Stinchcombe village and backs onto open fields having views to the front towards the recreation ground/rugby field. The village is well place for a range of local services including mini-market, butchers and hair dressers in the Woodfield area of Cam. The primary school at Woodfield is also within a few minutes drive and a wider range of facilities can be found in both Cam and Dursley centres. Cam having Tesco's supermarket and a range of local retailers. Dursley town has a wider range of facilities including Sainsbury's supermarket along with secondary schooling. The property is well placed for leisure facilities including the Rugby Club, Stinchcombe Hill Golf Club, Leaf and Ground garden shop, gym and swimming pool. Dursley benefits from community hospital and commuting to the larger centres of Gloucester, Bristol and Cheltenham is made easily accessible via the A38 and M5/M4 motorway network. There is a 'Park and Ride' railway station in Box Road, Cam with regular services to Gloucester and Bristol and onward connections to the national rail network.

DIRECTIONS

If travelling from Dursley, proceed north west out of town on the A4135 Kingshill Road. At the second mini-roundabout take the first exit onto the B4066 signposted Wotton under Edge and Nibley. Continue for approximately half a mile and as the road bears to the right turn left signposted Wotton under Edge and Stinchcombe and continue for approximately 600 metres turning right into the opening to the Rugby Field and bearing to the right and No. 3 Northfields can be found on the right hand side.

DESCRIPTION

This well presented semi-detached house is located in the attractive semi-rural location overlooking rugby field to the front and open fields to the rear. The property has been extremely well maintained

and provides attractively laid out cottage style accommodation. 3 Northfields is accessed via driveway with parking for three cars. The entrance hall leads to spacious kitchen and dining room, which is fitted to a good standard with an attractive range of units and dresser style unit along with range cooker, which is included in the asking price. French doors lead onto the conservatory/reception room, which has views over the most attractive landscaped garden. There is a good sized sitting room with woodburner/multi fuel stove and on the first floor there are two double bedrooms and well appointed bathroom with both bath and large shower cubicle. Since the last Energy Performance Certificate we understand that a new central heating boiler has been installed. The property is in a unique position and well presented and must be seen to be fully appreciated.

THE ACCOMMODATION

(Please note that our room sizes are quoted in meters to the nearest one hundredth of a meter on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide).

PORCH

Porch accessed via three shallow steps, double glazed with two stained glazed panels and tiled floor.

ENTRANCE HALL

Having stairs to first floor.

KITCHEN/DINING ROOM 4.87m x 3.39m (16'0" x 11'1")

Having a modern fitted kitchen with an attractive range of wall and base units with solid wooden doors with dresser style unit with glazed cupboards over, inset stainless steel one and a half bowl single drainer sink unit, mixer taps, integrated tall fridge/freezer, Rangemaster cooker with gas hobs, gas and electric fan oven and gas grill, inset ceiling spotlights, plumbing for automatic washing



machine, integrated half size dishwasher, two built in cupboards under stairs, one cupboard housing Worcester gas combination boiler (Greenstar ErP with remote control panel installed in 2018 - 6 years guarantee remaining), supplying radiator central heating and domestic hot water, double glazed window with fitted Venetian blind to front and french doors leading to:

CONSERVATORY/RECEPTION ROOM 3.76m x 2.47m (12'4" x 8'1")

Having double glazed surround above brick/render low walls, double glazed french doors to garden and radiator, electric wall light, roller blinds fitted to windows.

SITTING ROOM 4.87m x 2.83m (16'0" x 9'3")

Having oak effect wood fire surround with woodburner/multi fuel stove, radiator, double glazed windows to front and rear fitted with Venetian blinds, stained floor boards.

ON THE FIRST FLOOR

LANDING

Having double glazed window to rear with fitted Venetian blind, carpeted floor to landing and stairs, access to attic via wooden retractable fixed ladder, boarded throughout with two Velux windows to roof, electric power points and electric lighting.

BEDROOM ONE 4.85m x 3.02m (15'11" x 9'11")

Having double glazed windows, fitted with Venetian blinds, to front and rear and radiator, carpeted floor.

BEDROOM TWO 4.27m narrowing to 3.13m x 2.5m (14'0" narrowing to 10'3" x 8'2")

Having double glazed window to front, fitted with Venetian blinds, radiator and built in over stairs cupboard.

BATHROOM

Well appointed attractive suite, comprising vanity wash hand basin with cupboard underneath, with



further matching wall mounted cupboard, wc with concealed cistern, panelled bath, large shower cubicle with MIRA mixer shower with rain shower and secondary shower head, laminate panelled walling, inset ceiling spotlights, double glazed window with fitted Venetian blind, radiator/towel rail and second radiator, tiled floor.

EXTERNALLY

To the front of the property there is parking for three cars and pedestrian access leads to the side of the property to the most attractive landscaped rear garden. The rear garden has an array of flower borders and shrubs and is laid to lawn with two crab apple tree, two apple trees, a plum and cherry tree, fruit bushes, many perennial shrubs and rose borders. A brick rendered shed/store and two separate patio areas, plus wooden shed (10ft x 7ft). A log store is on the patio adjacent to the conservatory. The garden backs onto open fields and must be seen to be fully appreciated. Outside lights with PIR to both the front and rear of the property.

AGENTS NOTE

All mains services are understood to be connected. Gas fired radiator central heating. Council Tax Band: 'C' (£1,628.32 payable) Tenure: Freehold.

FINANCIAL SERVICES

We may offer prospective purchasers' financial advice in order to assist the progress of the sale. Bennett Jones Partnership introduces only to Kingsbridge Independent Mortgage Advice and if so, may be paid an introductory commission which averages £128.00.

VIEWING

By appointment with the owner's sole agents as over.

