



12 Little Elms, Dursley, GL11 5FF  
Guide Price £580,000

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## 12 Little Elms, Dursley GL11 5FF

A beautifully presented and substantial five-bedroom detached executive home, located on a popular modern development and ideally positioned for local shops, excellent road and rail links, and the surrounding countryside.

Built by Bovis Homes, the property offers a contemporary design throughout, with a high specification and upgraded finishes, including quartz worktops in the kitchen, Karndean flooring to the ground floor, and enhanced bathroom tiling, all contributing to the stylish and well-appointed interior.

Upon entering, you are welcomed by a spacious hallway with doors leading to a cloakroom, a study/family room, and a generous sitting room with a feature walk-in bay window – both front-facing rooms enjoy plenty of natural light.

To the rear, the open-plan kitchen/dining room spans the full width of the home, complete with a central island and breakfast bar, integrated appliances, and bi-fold doors opening onto the rear garden – perfect for modern family living and entertaining. A separate utility room provides further storage, a sink, appliance space, and an external door to the driveway.

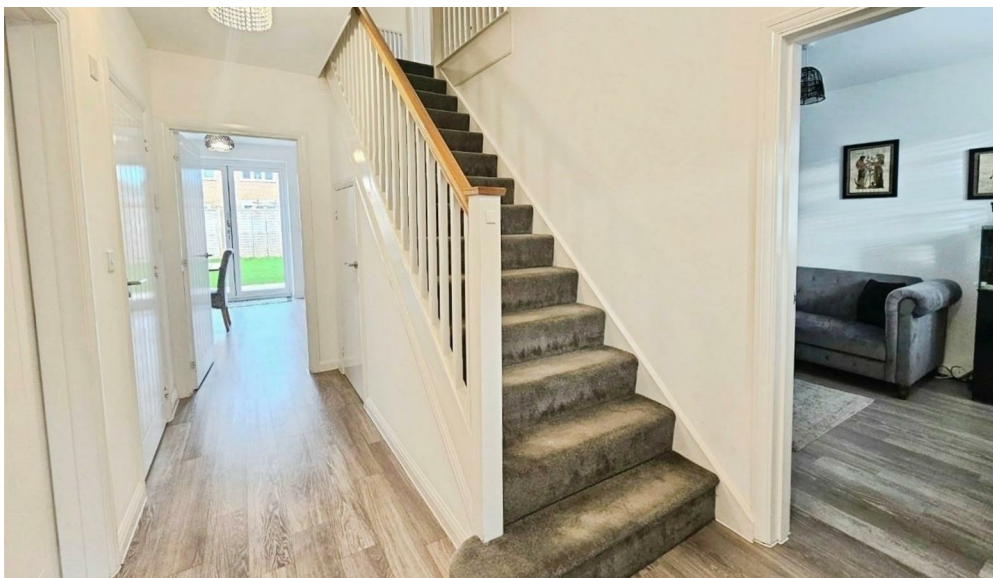
Upstairs, there are five well-proportioned bedrooms, including a spacious principal suite with fitted wardrobes and an en-suite shower room. Bedroom two also has its own en-suite, while a stylish family bathroom serves the remaining bedrooms.

Externally, the home benefits from a larger-than-average driveway providing ample parking and a double garage with an attic room above – ideal for storage, hobbies, or potential conversion (subject to any necessary consents). The enclosed rear garden offers a private and secure outdoor space for families, pets, or entertaining.

This is a superb opportunity to acquire a spacious, high-specification home in a well-connected and sought-after location.







### **Entrance Hallway**

Stairs to first floor with under-stairs cupboard, Karndean flooring, doors to;

### **Cloakroom**

Karndean flooring, wc, pedestal wash hand basin, radiator.

### **Sitting Room**

*15'10 into bay x 11'8*

Bay window to front aspect, window to side aspect, radiator, Karndean flooring.

### **Snug/Playroom**

*11'2 x 9'10*

Window to front aspect, radiator, Karndean flooring.

### **Kitchen/Dining Room**

*29'10 x 14'9*

Bi-fold doors to rear garden, window to rear aspect, Karndean flooring, range of contemporary wall and base units with quartz work-surfaces and upstands, integral fridge/freezer, dishwasher, fitted oven with five ring gas hob with extractor over, inset stainless steel sink unit with mixer tap, centre island with quartz work-surfaces with units below and breakfast bar, inset ceiling spotlights, under-cupboard LED lighting, door to;



### **Utility Room**

*6'9 x 6'5*

Door to side, range of wall and base units with quartz work-surfaces with upstands, inset stainless steel sink with mixer tap, space for washing machine and tumble-dryer, Karndean flooring, radiator.

### **First Floor Accommodation**

#### **Bedroom One**

*15'6 x 11'6*

Dual aspect windows, radiator, fitted wardrobe area, door to;

#### **Ensuite**

Window to front aspect, Karndean flooring, generous shower cubicle with waterfall and hand held shower, wc, pedestal wash hand basin, upgraded tiled walls, upgraded chrome heated towel rail, shaver point, extractor fan.

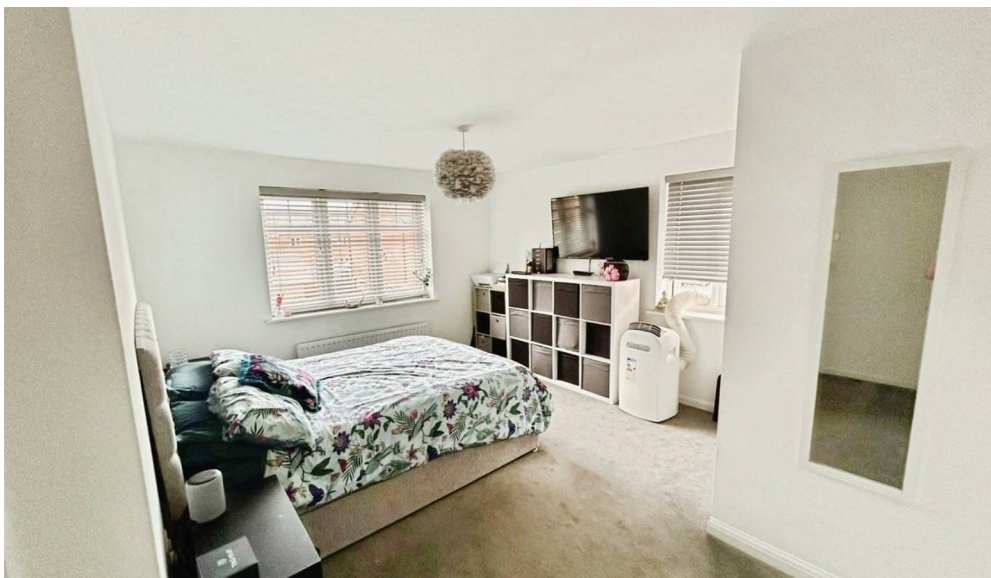
#### **Bedroom Two**

*12'9 x 12'3*

Window to rear aspect, radiator, door to;

#### **Ensuite**

Window to side aspect, shower cubicle, wc, wash hand basin, Karndean flooring, upgraded tiled walls, upgraded chrome heated towel rail.



### **Bedroom Three**

10' x 9'2

Window to rear aspect, radiator.

### **Bedroom Four**

9'10 x 9'1

Window to front aspect, radiator.

### **Bedroom Five**

9'8 x 9'2

Window to rear aspect, radiator.

### **Bathroom**

Window to side aspect, upgraded tiled walls, bath with over-bath shower, Karndean flooring, wc, wash hand basin, upgraded chrome heated towel rail, extractor fan.

### **Double Garage**

19'11 x 19'8

With two metal up and over doors, power and light, boarded over-head storage area.



### **Front Garden**

Open plan front garden with lawned area, various plants and shrubs, path with steps to front door, driveway parking for multiple vehicles with electric car charging point leading to the double garage, gated access to the rear garden.

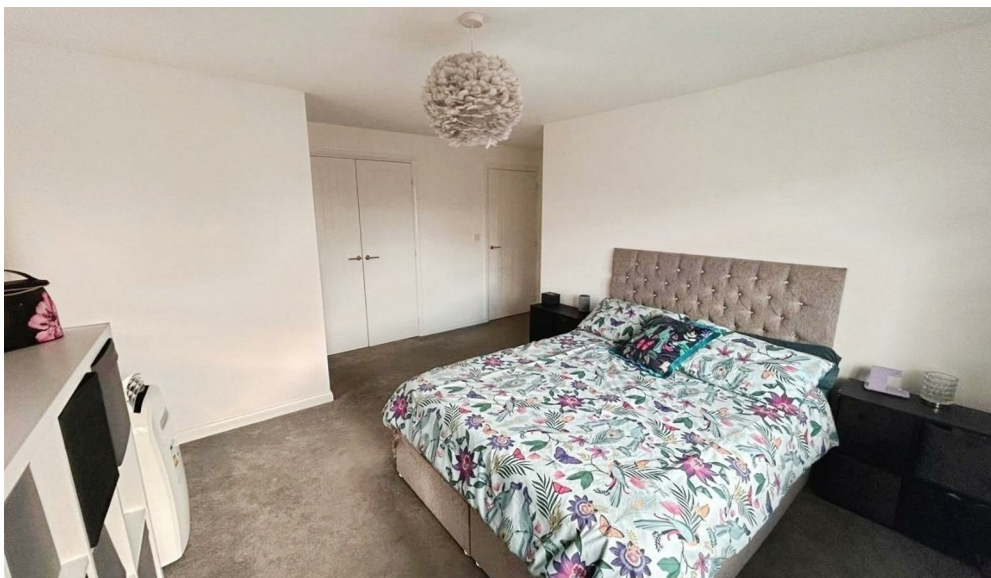
### **Rear Garden**

Enclosed by fencing with gate to driveway, patio area, lawned area, patio path leading to an area behind the garage with shingle area and space for a garden shed.

### **Agents Notes**

There is an estate charge of approximately £214 per annum (Gateway Management Company) with remainder of 8 years on the Warranty.





- Substantial five-bedroom detached executive home
- Built by Bovis Homes with upgraded finishes throughout
- Contemporary design with spacious, well-planned layout
- Fantastic Kitchen/Dining/Breakfast Room with Bi-Folds Doors to the Rear Garden
- Utility room with sink, storage, and external access
- Main and Second Bedroom with En-Suite
- Three Further Good Size Bedrooms and Family Bathroom
- Rear Garden with Patio Area
- Double garage with attic room above – ideal for storage or hobbies
- Remainder of Warranty

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>85</b>	<b>93</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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