

HUNTERS[®]

HERE TO GET *you* THERE



56 Budding Way

Dursley, GL11 5BE

Asking Price £385,000



Council Tax: D



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Entrance Hall

Front door to entrance hallway with laminate flooring, radiator, stairs to first floor landing.

Cloakroom

WC, wash hand basin, radiator, frosted window.

Kitchen

11'2" x 7'5" (3.40 x 2.26)

French grey wall and base units with worktops over, stainless steel sink unit, integrated appliances including fridge/freezer, dishwasher, double oven, six burner hob unit with extractor hood over. Space for washing machine, cupboard housing Logic gas fired combination boiler, window to front.

Living Room

15'0" x 13'10" (4.57 x 4.22)

Understairs cupboard, window and matching French doors leading to rear garden with south facing aspect.

First Floor Landing

From the entrance hall there is a staircase to first floor landing with access to the roof space and built-in storage cupboard.

Bedroom One

13'8" x 9'0" (4.17 x 2.74)

Window to rear, radiator, and opening into a dressing room area with door to en-suite shower room.

En-Suite

WC, wash hand basin, double walk-in shower with power shower and glazed shower screens. Ceramic floor, partial wall tiling, ladder radiator, electric shaver socket, Velux roof light window.

Bedroom Two

13'7" x 9'10" (4.14 x 3.00)

Window to front, built-in double wardrobe, radiator.

Bedroom Three

11'4" x 7'3" (3.45 x 2.21)

Window to front, built-in storage cupboard, radiator.

Bathroom

Fitted with a white suite comprising bath with shower over, WC, pedestal wash hand basin, frosted window to rear, ceramic floor and partial wall tiling.

Outside

There is driveway parking to the front leading to an integral garage with up-and-over door, power, light and rear courtesy door. The rear gardens are a particular feature with an abundance of shrubs, plants and fruit trees including three pear, two plum, five mixed apple and one fig tree. The garden has been terraced with a paved patio, lawn, fence boundaries and enjoys views towards the wooded Cotswold Escarpment.

Agents Note

Please Note; There is an Estate Charge for this property. Details in the Office.

Situated on the highly sought-after Littlecombe development in a select cul-de-sac, this spacious detached home, built to the popular Chad design, offers a rare opportunity for comfortable family living. Occupying a generous plot with pleasant views towards the wooded slopes of Stinchcombe Hill, the property provides well-proportioned accommodation throughout. The ground floor comprises a welcoming entrance hall with a cloakroom, a spacious living room/dining room with French doors opening onto the established rear garden with an array of plants and fruit trees, and a well-appointed kitchen featuring high-quality fittings and integrated appliances. Upstairs, in addition to the family bathroom, the master bedroom includes a walk through dressing area and an en-suite shower room. There are also two further good size bedrooms on this floor.

Littlecombe is well positioned for access into the nearby town of Dursley via a footpath running along the River Ewelme. The town itself offers an excellent range of shops, pubs, cafes and restaurants with the library, doctors surgery and leisure centre/swimming pool. For those commuting to the major centres of Bristol, Gloucester and Cheltenham the A38 and M5 motorway offering convenient routes by car and there is a mainline train station at Box Raod, Cam serving Bristol and London Paddington via Gloucester.

- Well Presented Detached Family Home in Cul-de-Sac Location
- Entrance Hallway and Cloakroom
- Modern Fitted Kitchen
- Spacious Lounge/Dining Room
- Main Bedroom with Dressing Area and En-Suite
- Two Further Bedrooms and Family Bathroom
- Driveway Parking Leading to the Integral Garage
- Established Rear Garden with Fruit Trees and Shrubs



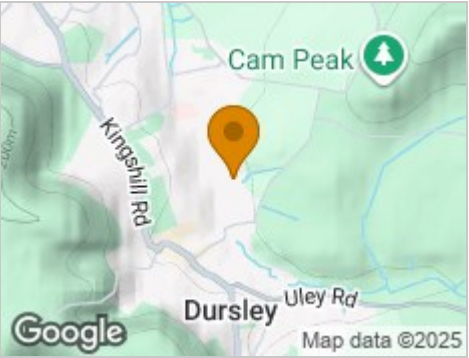
Road Map



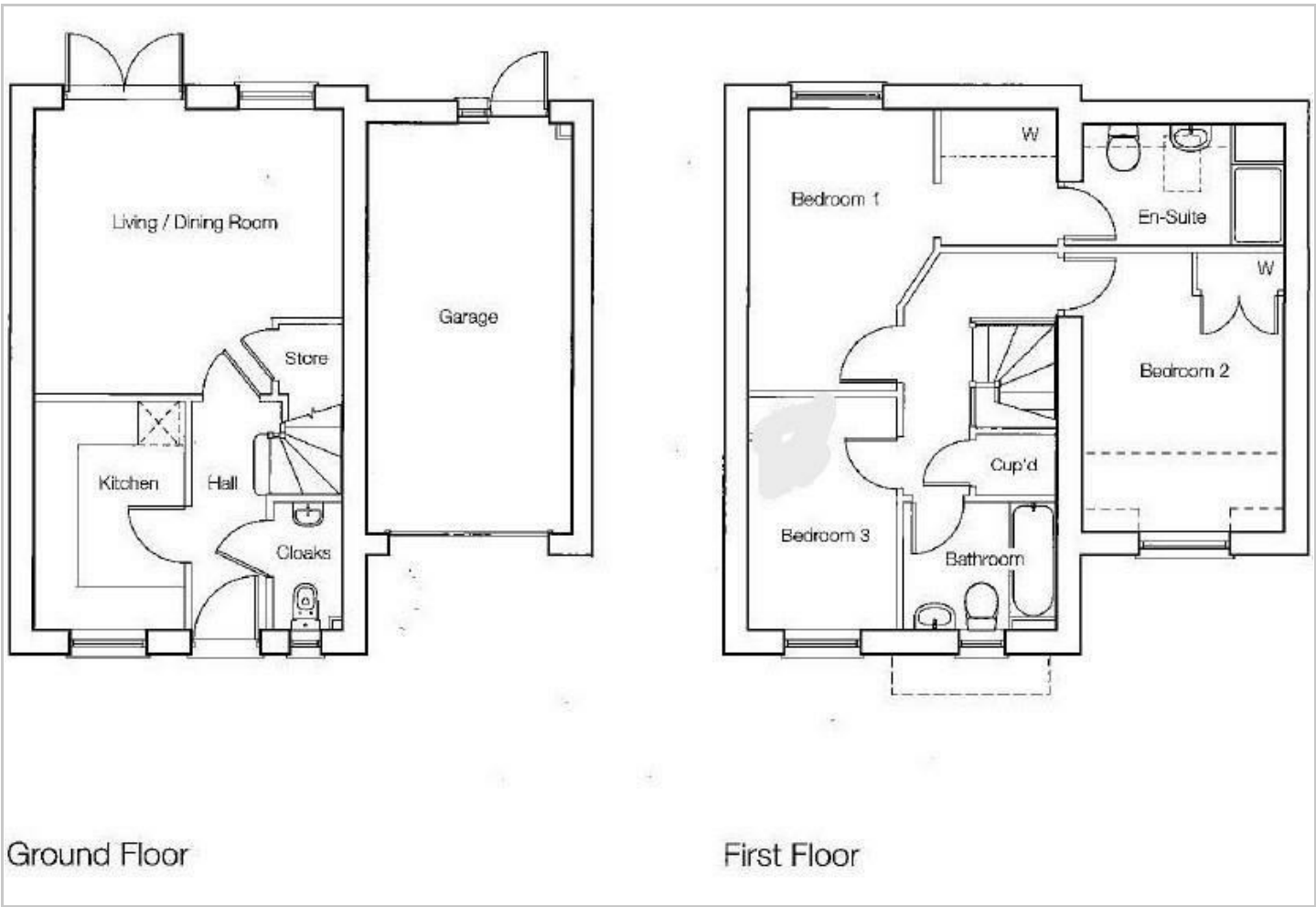
Hybrid Map



Terrain Map



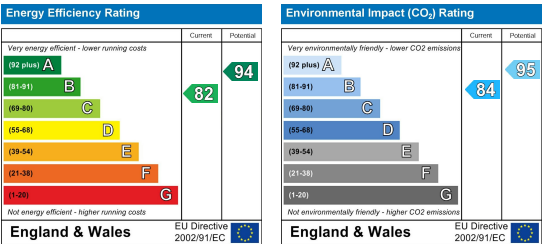
Floor Plan



Viewing

Please contact our Hunters Dursley Office on 01453 542 395 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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. **THINKING OF SELLING?** 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.