

HUNTERS®

HERE TO GET *you* THERE



81 Lister Road

Dursley, GL11 4FB

£375,000



Council Tax: D



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A beautifully presented three-bedroom detached home, built in 2023 and finished to a high standard throughout. Offering stylish, contemporary accommodation alongside a thoughtfully landscaped rear garden, this impressive property is ideal for buyers looking for a modern, energy-efficient home that is ready to move straight into.

The ground floor features a modern fitted kitchen equipped with a range of Bosch integrated appliances, together with a generous and welcoming lounge. French doors open directly from the living space onto the landscaped rear garden, creating an excellent connection between the indoor and outdoor areas and making it particularly well suited to entertaining and family life.

Upstairs are three well-proportioned bedrooms, with the principal bedroom benefiting from its own en-suite shower room, complemented by a modern family bathroom.

Outside, the rear garden has been carefully landscaped to create an attractive and enjoyable outdoor space, offering an ideal setting for summer dining, entertaining or simply relaxing. To the front, a private driveway provides off-road parking for two vehicles.

Further benefits include an impressive EPC rating of B and the remainder of the NHBC new-build warranty, providing additional peace of mind for the next owner.

A superb opportunity to purchase a recently built detached home combining modern design, high-quality finishes and a beautifully landscaped garden. An early viewing is highly recommended.

- Stunning Three-Bedroom Detached Home
- Beautifully Landscaped Rear Garden
- Spacious Lounge with French Doors to the Garden
- Contemporary Family Bathroom
- Remainder of NHBC Warranty
- Built in 2023
- Modern Kitchen with Integrated Bosch Appliances
- Principal Bedroom with En-Suite Shower Room
- Driveway Parking for Two Vehicles
- Energy-Efficient Home - EPC Rating B

Anti-Money Laundering (AML) Compliance

Estate agents operating in the UK are legally required to carry out Anti-Money Laundering (AML) checks in line with regulations set by HM Revenue and Customs (HMRC). At Hunters Dursley, we use Moverly to facilitate these checks as part of our commitment to compliance and transparency. It is mandatory for both buyers and sellers to complete AML verification before a property transaction can proceed. A fee will be charged for each individual AML check carried out.

Agents Note

Please note a management charge is payable of approximately £250.00 per annum.

Tel: 01453 542 395



Road Map



Hybrid Map



Terrain Map



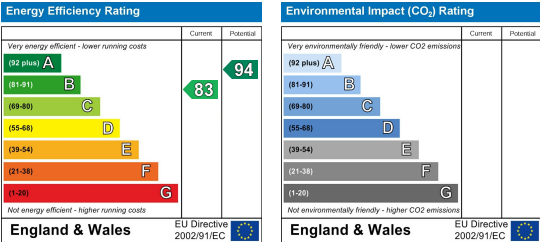
Floor Plan



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.