

HUNTERS®

HERE TO GET *you* THERE



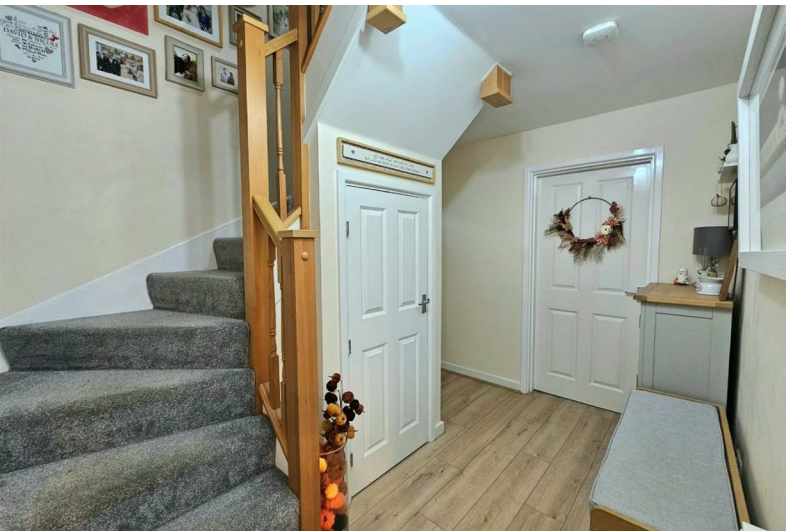
48 Phelps Mill Close

Dursley, GL11 4GA

£320,000



Council Tax: D



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Situated in a popular location in Dursley, this attractive four-bedroom terraced home, built by the reputable Crest Nicholson, offers spacious and well-presented accommodation arranged over two floors. Combining modern living with practical family accommodation, the property is ideally suited to a range of buyers.

On entering, a welcoming canopy porch leads into a spacious entrance hall, which benefits from a useful cloakroom and additional storage cupboards.

The generous living room provides a comfortable and inviting space to relax, with French doors opening directly onto the rear garden and creating a seamless connection between the indoor and outdoor living areas.

The well-appointed kitchen/breakfast room features a range of modern fitted units with space for an American style fridge/freezer, fitted oven with gas hob and space for the washing-machine, providing ample space for both cooking and dining. Further French doors open from the dining area onto the garden, making this an ideal space for entertaining and enjoying al fresco dining during the warmer months.

To the first floor are four well-proportioned bedrooms. The principal bedroom benefits from its own en-suite shower room, while a family bathroom serves the remaining bedrooms.

Externally, the property fronts onto Lister Street, with a pathway leading to the front door. The front garden features attractive barked areas, low brick walling and established shrubs.

The enclosed rear garden is particularly well equipped for outdoor enjoyment, featuring a patio area, artificial lawn, raised composite decking and a pergola with hot tub, available by separate negotiation. The garden is enclosed by a combination of fencing and walling and benefits from gated rear access.

The property also benefits from allocated parking for one car close to the house, with additional street parking available nearby.

Overall, this is a well-proportioned and versatile family home, offering four bedrooms, attractive outdoor space and convenient parking in a popular Dursley location.

Phelps Mill Close is a well-established residential road situated within the popular market town of Dursley. The property is conveniently located close to a range of local amenities, including supermarkets, independent shops, cafés, restaurants and leisure facilities, making it an ideal location for families and professionals alike.

The town offers a selection of well-regarded primary and secondary schools, while the nearby countryside provides an abundance of scenic walking and cycling routes, including the renowned Cotswold Way and Stinchcombe Hill.

For commuters, Cam & Dursley railway station offers direct services to Bristol, Gloucester and Cheltenham, while the A38 and M5 motorway provide excellent road links to the wider region. Combining a convenient location with easy access to both town amenities and beautiful Gloucestershire countryside, Dursley remains a highly desirable place to live.

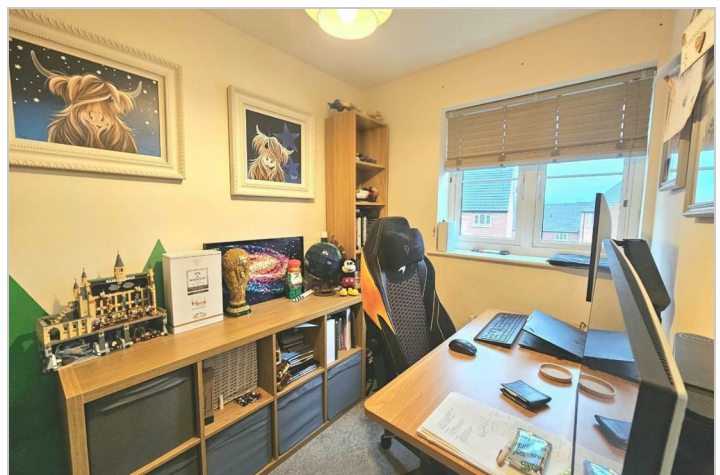
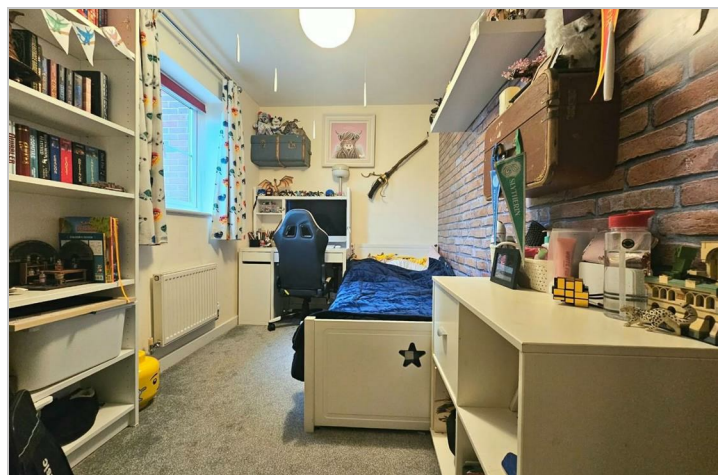
Agents Notes

Please Note: There is an Estate Charge of £654 per annum for this property.

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.

Tel: 01453 542 395



Road Map



Hybrid Map



Terrain Map



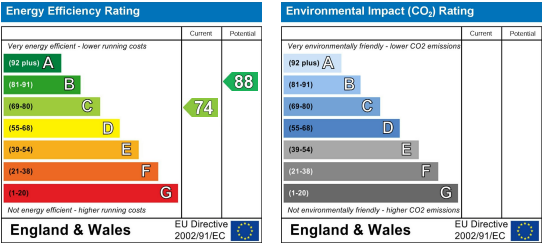
Floor Plan



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.