



14, Foundry Rise, Dursley GL11 4HJ

**HUNTERS**<sup>®</sup>  
EXCLUSIVE



# 14 Foundry Rise, Dursley GL11 4HJ

## Guide Price £395,000

The Hallvard is an immaculate three-bedroom link-detached home, built just three years ago and benefiting from the remainder of a 10-year NHBC warranty. The property has been meticulously maintained and enhanced by the current owners, with upgrades including fitted wardrobes, bespoke blinds, and an internal alarm system.

Ideally positioned in a popular location within walking distance of the town, the home also enjoys a private rear garden backing onto green space.

The accommodation comprises a bright and spacious open-plan kitchen/dining area, fitted with a modern kitchen and integrated appliances. French doors lead directly out to the garden, creating a perfect space for both everyday living and entertaining. The garden is beautifully presented, mainly laid to lawn with well-stocked borders, side access, and an outside water tap. A downstairs WC completes the ground floor.

Upstairs, there are three well-proportioned double bedrooms. The principal bedroom benefits from an en-suite, while bedroom three enjoys a Juliet balcony overlooking the rear garden. A family bathroom serves the remaining bedrooms.

To the front, the property offers a block-paved driveway providing off-road parking and access to the garage, which features an automated door.





The property is located in the popular market town of Dursley, nestled on the edge of the Cotswolds and beneath the scenic Stinchcombe Hill. The town offers a range of local amenities including independent shops, supermarkets, cafes, and well-regarded schools. For commuters, Cam & Dursley train station provides direct links to Gloucester, Cheltenham, and Bristol, while the nearby A38 and M5 (Junction 14) offer excellent road connections. The area is also well known for its beautiful countryside walks, golf course, and outdoor pursuits, making it an ideal location for those seeking both convenience and a semi-rural lifestyle.



- Immaculate three-bedroom link-detached home
- Built just 3 years ago with remaining 10-year NHBC warranty
- Beautifully maintained and enhanced by current owners
- Upgrades include fitted wardrobes, bespoke blinds, and alarm system
- Popular location within walking distance to the town
- Private rear garden backing onto green space
- Spacious open-plan kitchen/dining area
- Modern kitchen with integrated appliances
- Block-paved driveway providing off-road parking
- Three good-sized double bedrooms





### **Anti-Money Laundering (AML) Compliance**

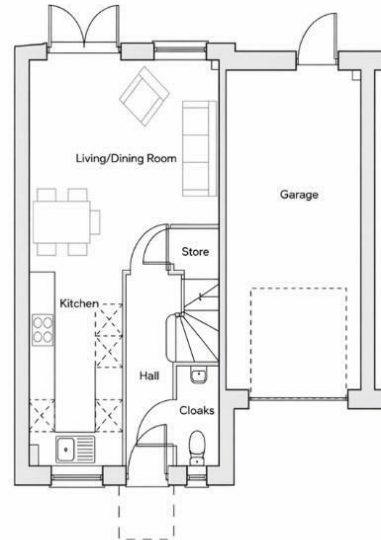
Estate agents operating in the UK are legally required to carry out Anti-Money Laundering (AML) checks in line with regulations set by HM Revenue and Customs (HMRC). At Hunters Dursley, we use Moverly to facilitate these checks as part of our commitment to compliance and transparency. It is mandatory 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.

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.

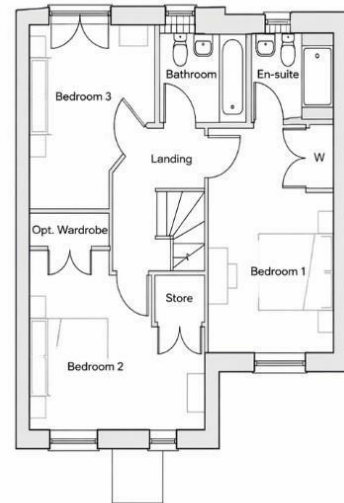
# THE HALLVARD

APPROX. GROSS INTERNAL FLOOR AREA 1,078 SQ FT (100.2 SQ M)

**GROUND FLOOR**  
Approx. 578 sq ft (53.7 sq m)



**FIRST FLOOR**  
Approx. 500 sq ft (46.5 sq m)



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Plan produced for illustrative purposes only.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>94</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	<b>83</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	
<b>England &amp; Wales</b>	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>

**HUNTERS**<sup>®</sup>  
EXCLUSIVE



**HUNTERS**<sup>®</sup>  
EXCLUSIVE