

# HUNTERS®

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## 44 Graham Edge

Dursley, GL11 4FJ

Guide Price £450,000



Council Tax: E



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Found in the sought after Littlecombe development this detached family home is found close to all the amenities of the market town of Dursley. On entering the property you are met by a spacious hallway which leads to the lounge, study, downstairs cloakroom, kitchen/dining room with doors to the garden and utility room. To the first floor there is a main bedroom with en-suite, three further bedrooms and family bathroom. Outside the property has paved driveway parking leading to the detached garage and a lovely private rear garden with patio areas.

- Select Development Location
- Lounge, Study and Cloakroom
- Main En-Suite Bedroom
- Family Bathroom
- Detached Garage with Paved Parking

- Detached Family Home
- Kitchen/Breakfast Room and Utility Room
- Three Further Bedrooms
- Rear Garden with Seating Areas

## Entrance Hallway

Via door with glazed side panel, radiator, Karndean flooring, under-stairs cupboard, stairs to first floor, doors to;

## Cloakroom

Window to side aspect, wc, pedestal wash hand basin, radiator.

## Study

9'9" x 7'1" (2.99 x 2.16)

Window to front aspect, radiator.

## Lounge

13'4" x 12'9" (4.07 x 3.90)

Window to front aspect, radiator.

## Kitchen/Dining Room

19'7" x 9'5" (5.98 x 2.89)

Patio doors to garden, window to rear aspect, range of modern wall and base units with granite work-surfaces, inset sink unit with mixer tap, integral dishwasher, space for fridge/freezer, integral oven, 6 ring gas hob with extractor over and splash-back, Karndean flooring, door to;

## Utility Room

9'5" x 5'7" (2.89 x 1.71)

Door to garden, wall and base units with work-surfaces, radiator, stainless steel sink unit with mixer tap, space for washing machine and tumble dryer, Karndean flooring.

## First Floor Landing

From the entrance hallway stairs lead to first floor landing with access to loft space, radiator, doors to;

## **Bedroom One**

12'9" x 12'5" (3.91 x 3.80)

Window to front aspect, radiator, recently installed built-in storage, door to;

## **En-Suite**

7'4" x 4'3" (2.26 x 1.31)

Window to front aspect, wc, pedestal wash hand basin, good size shower cubicle with shower, part tiled walls, heated towel rail, extractor fan.

## **Bedroom Two**

12'5" x 9'1" (3.80 x 2.79)

Window to front aspect, over-stairs cupboard, fitted wardrobes.

## **Bedroom Three**

10'8" x 8'11" (3.26 x 2.74)

Window to rear aspect, airing cupboard, radiator.

## **Bedroom Four**

10'8" x 6'5" (3.26 x 1.97)

Window to rear aspect, radiator.

## **Bathroom**

9'6" x 6'2" (2.90 x 1.90)

Window to rear aspect, shower cubicle with shower, heated towel rail, wc, pedestal wash hand basin, bath with shower off taps, part tiled walls, shaver point and mirror.

## **Front Garden**

Path to front door with ornate railings with seated area, plants and shrubs, paved driveway parking for two cars leading to good size detached garage.

## **Rear Garden**

Open views to the rear, enclosed by fencing and walling, gate to side leading to the garage, patio area, path to further patio area to the bottom of the garden, raised vegetable bed, shingle area.

## **Detached Garage**

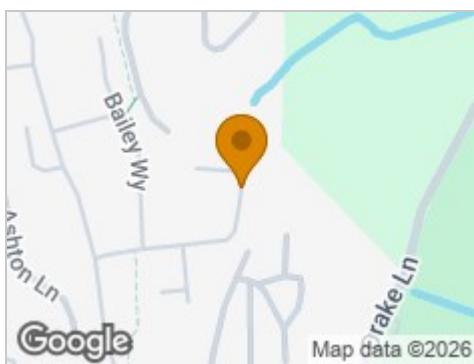
With metal up and over door, power and light, useful boarded over-head storage area.

## **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.



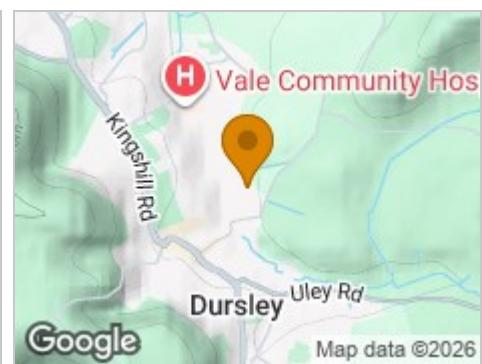
## Road Map



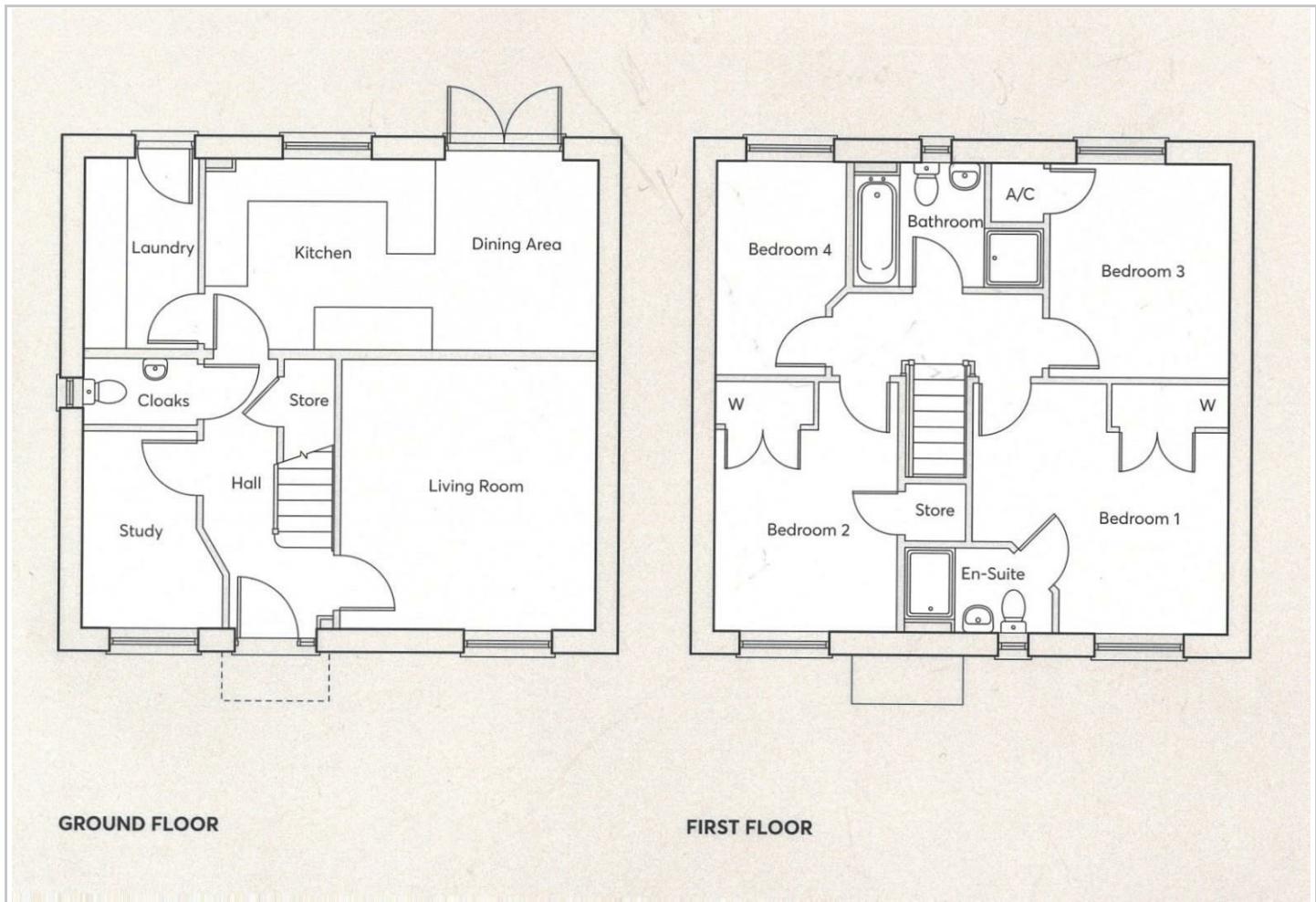
## Hybrid Map



## Terrain Map



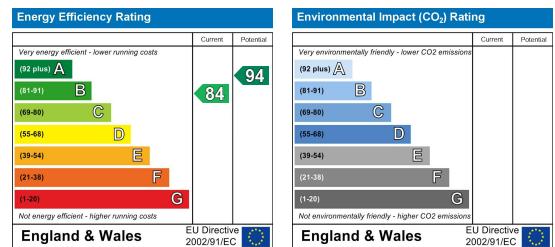
## Floor Plan



## 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.