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21A Uley Road, Dursley, GL11 4NH

GUIDE £395,000



Situated in a convenient and established position, this well-proportioned three-bedroom detached bungalow offers versatile accommodation, generous room sizes and direct access onto Uley Road.

The accommodation is thoughtfully arranged over one level and flows well throughout. An inviting entrance hallway leads into a generous kitchen breakfast room, complemented by a separate dining room and lounge, creating a practical yet sociable layout ideal for both everyday living and entertaining.

There are three bedrooms in total, two of which are comfortable double rooms with fitted wardrobes. The principal bedroom benefits from its own en-suite shower room, while a family-sized bathroom serves the remaining accommodation. Bedroom three offers flexibility of use and enjoys direct access into a conservatory area, creating an ideal additional seating space with views over the garden.

The property is accessed via a shared driveway leading to private parking area with access to a garage of wooden construction. There are open plan rear gardens, laid to lawn with flowering shrub borders and dual pathway access leading to the front of the property which is bounded by natural hedgerow with lawns, shrub borders and steps leading to pedestrian gated access leading to Uley Road.

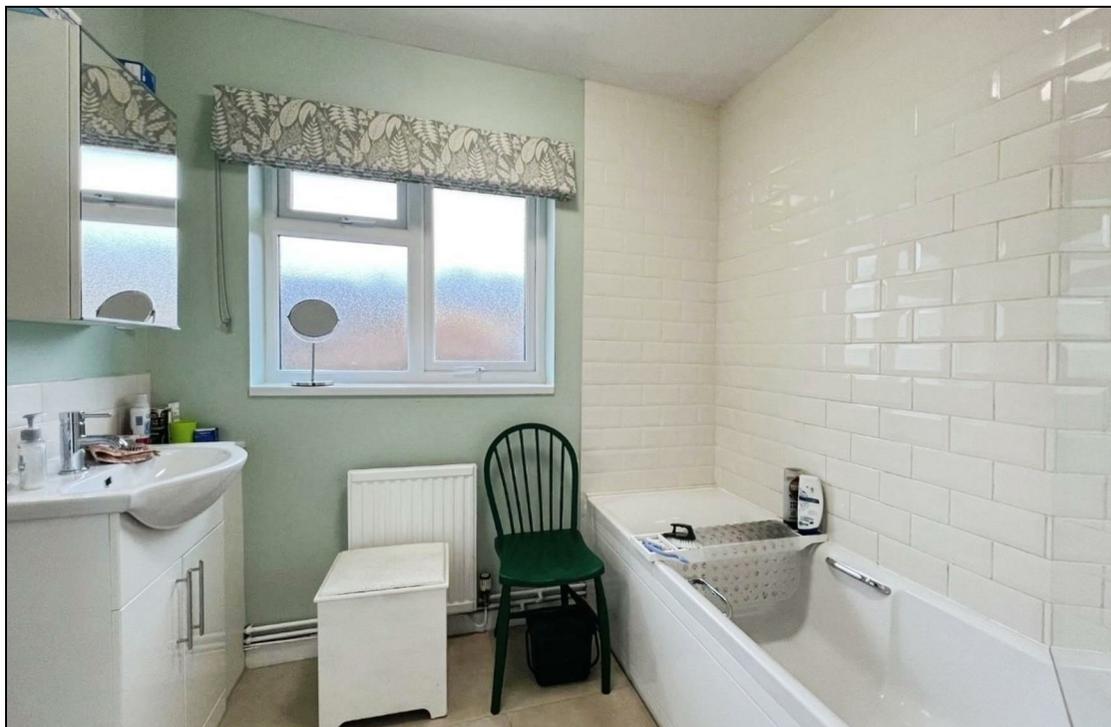
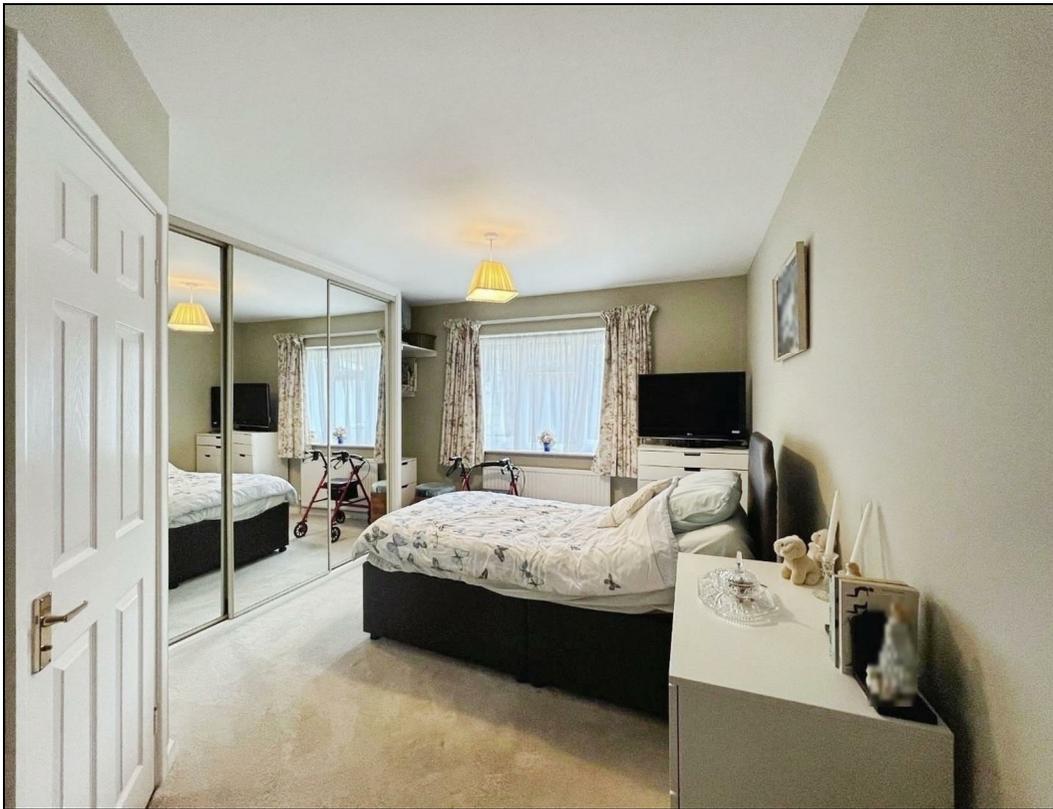
Further benefits include UPVC double glazing throughout, gas central heating and mains water.

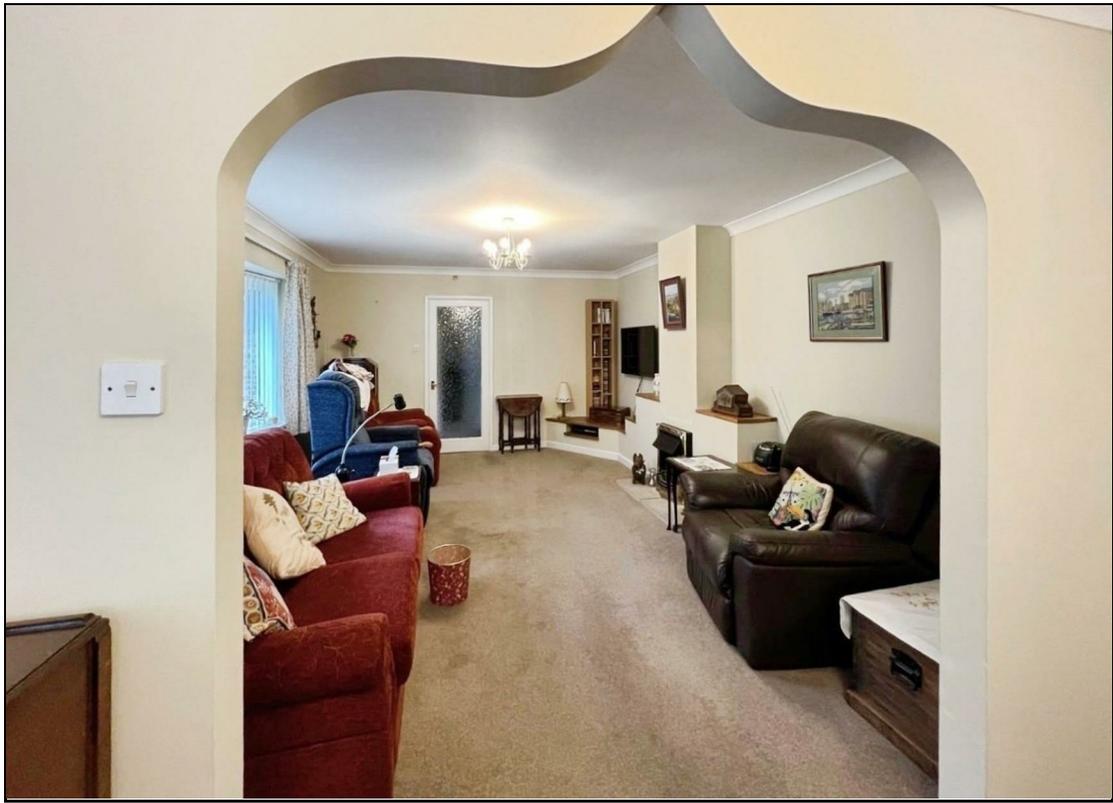
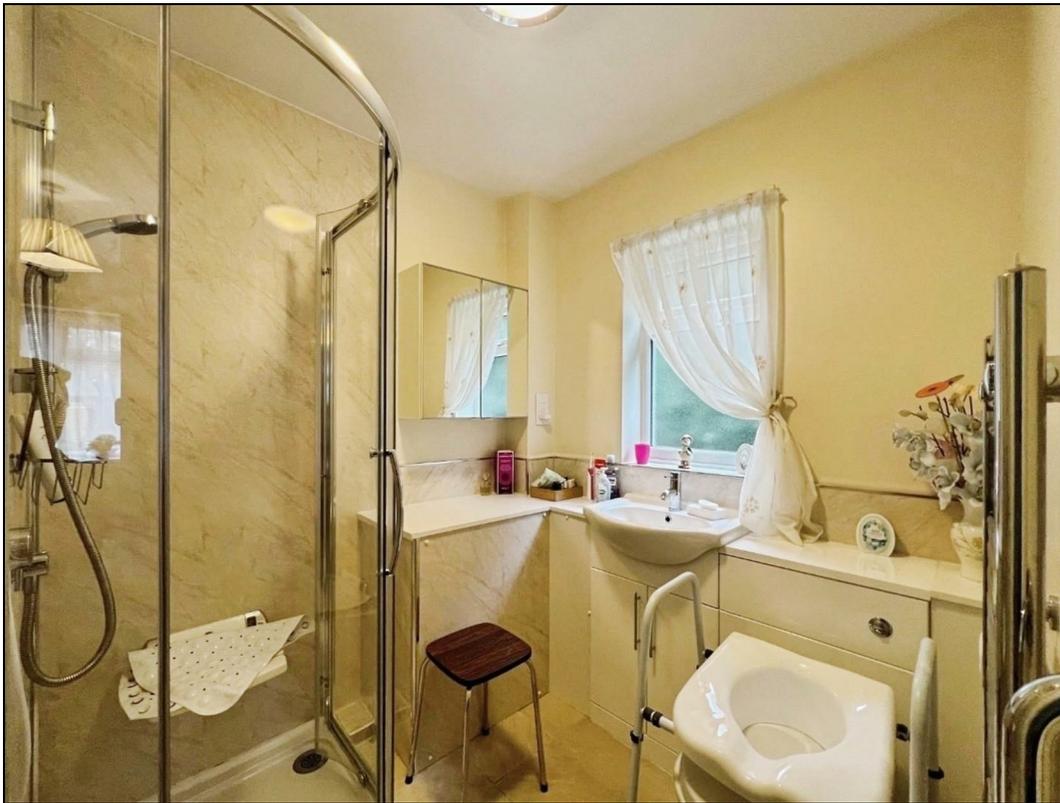
An excellent opportunity to acquire a spacious and well-laid-out detached bungalow in a popular Dursley location.

## KEY FEATURES

- Well-proportioned three-bedroom detached bungalow in a convenient, established location
- Accommodation arranged over one level with a practical and sociable layout
  - Generous kitchen breakfast room
  - Principal bedroom with en-suite shower room
  - Family-sized bathroom serving remaining bedrooms
- Rear garden predominantly laid to lawn, offering privacy and side access to Uley Road
  - Lounge leading into a separate Dining Room
- Rear driveway parking & detached timber workshop/garage

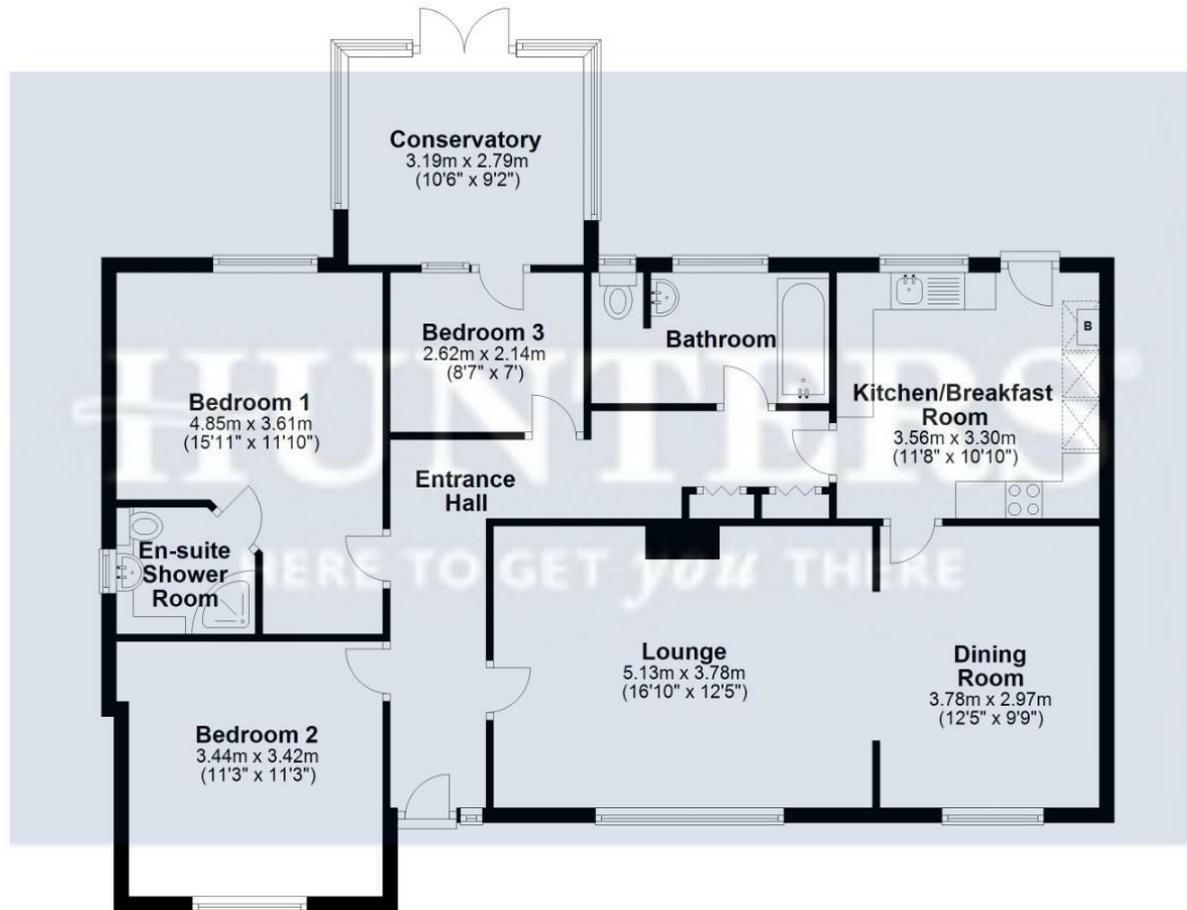






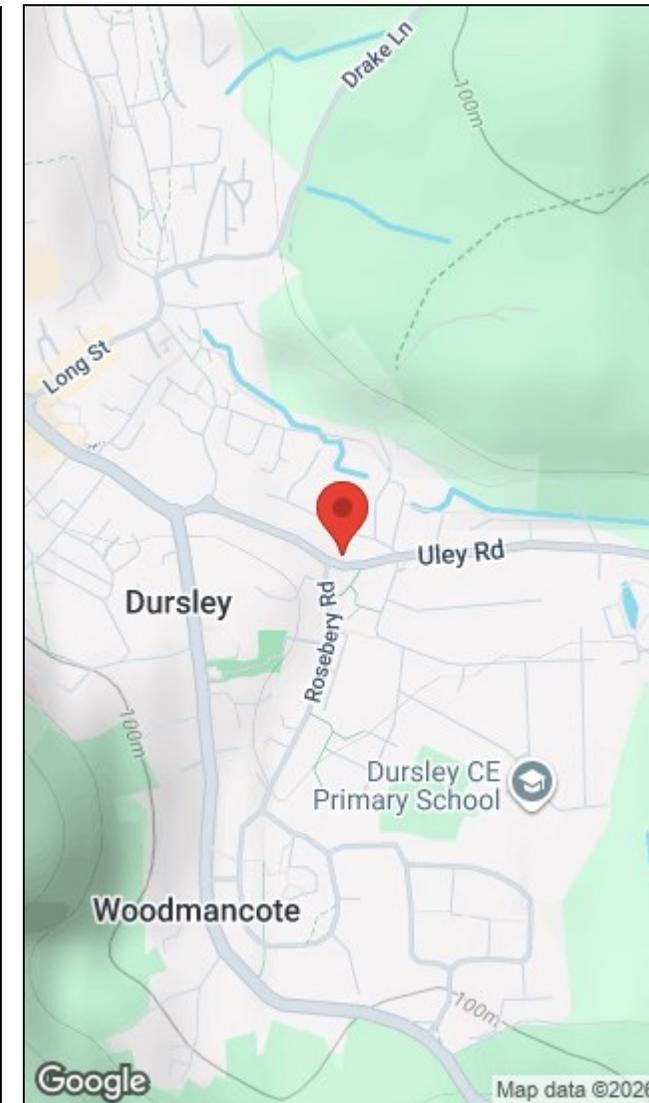
### Ground Floor

Approx. 108.6 sq. metres (1168.7 sq. feet)



Total area: approx. 108.6 sq. metres (1168.7 sq. feet)

Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy. Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
	<b>69</b>		<b>83</b>
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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