

# HUNTERS®

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## 10 Wyatt Close

Dursley, GL11 4FE

Offers Over £375,000



Council Tax: D

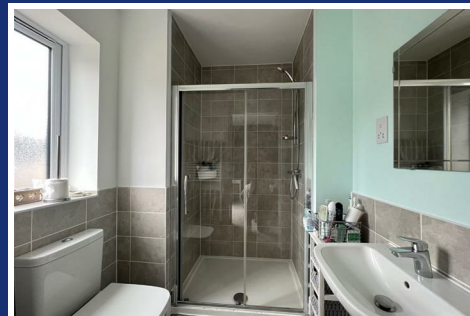
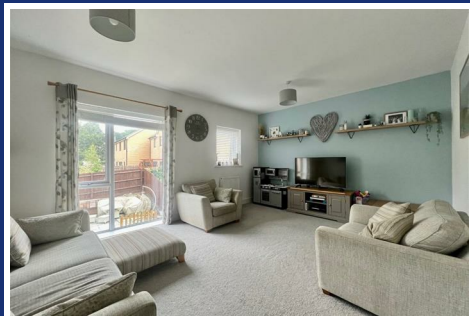




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## Entrance Hallway

Via front door into entrance hallway with stairs to first floor, useful understairs storage cupboard, courtesy door to garage.

## Cloakroom

5'7 x 3'3 (1.70m x 0.99m)

With WC, pedestal wash hand basin, radiator, frosted window.

## Utility

9'5 x 7' (2.87m x 2.13m)

With part glazed door leading to rear garden, base units with worktop surfaces over, stainless steel sink and drainer unit, plumbing for automatic washing machine, wall mounted boiler, radiator.

## First Floor Landing

From the entrance hall stairs lead to first floor landing with doors to:

## Living/Dining Room

12'10 x 17'7 (3.91m x 5.36m)

With windows to rear, radiator, ceiling lights.

## Kitchen/Breakfast Room

17' x 10'5 (5.18m x 3.18m)

Fitted with a range of modern wall and base units with work surfaces over, stainless steel sink and drainer unit, integrated appliances including double oven, gas hob with extractor hood over, dishwasher and fridge/freezer. Inset ceiling spotlights, radiator, double doors leading to decked balcony/terrace.

## Cloakroom

6'9 x 4'5 (2.06m x 1.35m)

With WC, pedestal wash hand basin, radiator, frosted window.

## Second Floor Landing

With useful storage cupboard and doors to:

## Bedroom One

10'7 x 10'5 (3.23m x 3.18m)

With floor to ceiling window to front aspect, radiator, generous built-in wardrobe and door to en-suite.

## En-Suite

6'9 x 6'1 (2.06m x 1.85m)

Fitted with a white suite comprising shower cubicle, pedestal wash hand basin, WC, part tiled walls, towel radiator, frosted window.

## Bedroom Two

9'7 x 8'3 (2.92m x 2.51m)

Window to rear, radiator, good size built-in wardrobe.

## Bedroom Three

9'7 x 6'7 (2.92m x 2.01m)

Window to rear, radiator.

## Bathroom

9'4 x 7'1 (2.84m x 2.16m)

Fitted with a white suite comprising panelled bath with shower mixer tap, pedestal wash hand basin, WC, shower cubicle, towel radiator, part tiled walls.

## Outside Front

To the front of the property you will find a carport leading to the integral garage with up and over door, power and light, shingle area with path to front door.

## Outside Rear

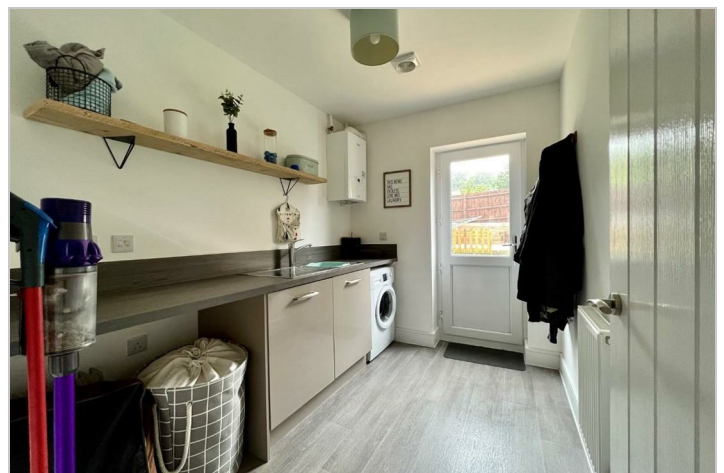
Patio area, lawns with gravelled path and steps to further patio seating area, enclosed by fencing, and having personal door to garage and side access to front.

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.

**NO ONWARD CHAIN\*** Located on the extremely popular Littlecombe development within easy access of all the amenities of the town centre. This modern detached house offers generous accommodation arranged over three floors. The ground floor offers: entrance hallway, cloakroom, utility and access to the garage. To the first floor there is a great living/dining room overlooking the rear garden, cloakroom and kitchen/breakfast room with French doors to the front decked terrace/balcony which is a great space for entertaining. The second floor comprises of three bedrooms, the main bedroom having en-suite facilities and a family bathroom. Outside the front gives access to the carport and garage with an enclosed rear garden having lawned area and two patio seating areas.

Wyatt Close is located close to Dursley Town Centre with its range of day to day retailers, Rednock Secondary School, leisure centre/swimming pool, doctors, dentists and eateries. For those needing to commute there is easy access to the A38 and M5 motorway network for onward travel to Bristol, Gloucester and Cheltenham. The area also benefits from a mainline train station at Box Road, Cam enabling access to London Paddington via Gloucester. Viewing is essential to fully appreciate the property on offer.

- Detached House
- Three Bedrooms
- Living/Dining Room
- Kitchen/Breakfast Room with Balcony
- Ensuite to Bedroom One
- Family Bathroom
- Downstairs Cloakroom and Utility Room
- Garage
- Enclosed Garden
- No Onward Chain





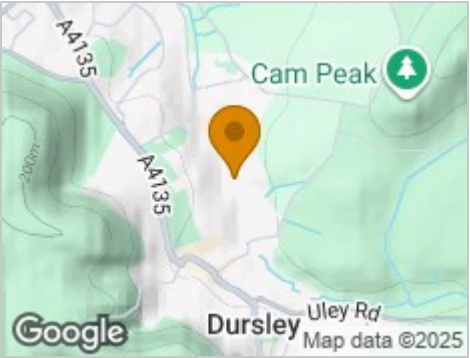
Road Map



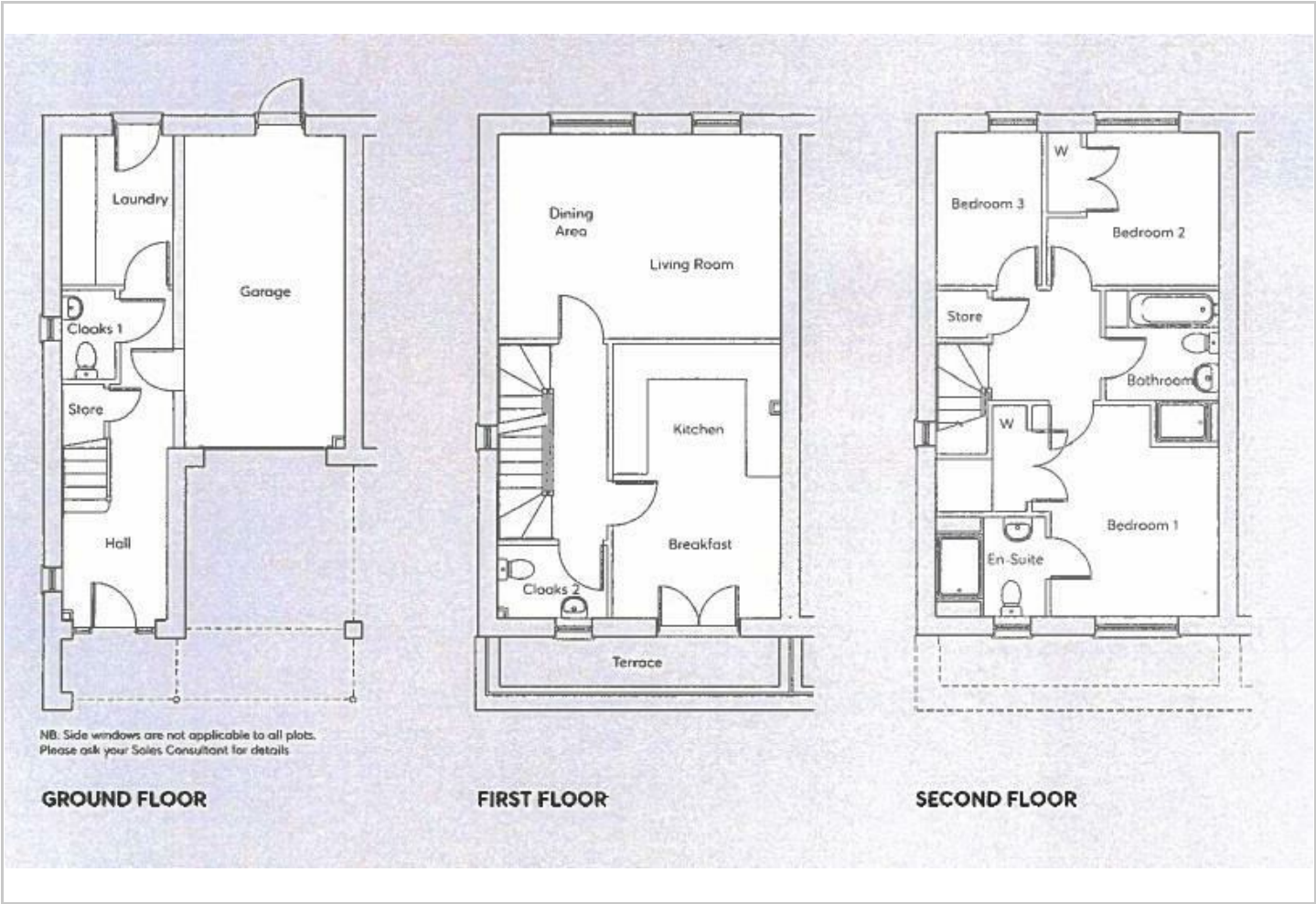
Hybrid Map



Terrain Map



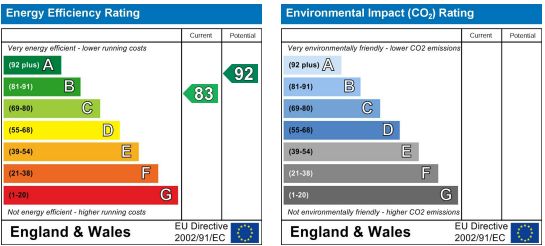
Floor Plan



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.