

# HUNTERS®

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## 75 Lister Road

Dursley, GL11 4FB

Asking Price £390,000



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## COUNCIL TAX BAND - D

## COVERED ENTRANCE PORCH

With composite multi-locking front door to entrance hallway.

## ENTRANCE HALLWAY

With wood effect flooring, panelled radiator and wall mounted heat thermostat control unit.

## LOUNGE

16'8" x 12'6" (5.08 x 3.81)

With twin panelled radiator, UPVC framed double glazed window to the front, useful under stairs storage cupboard, TV aerial socket and opening to kitchen/dining room.

## KITCHEN/DINING ROOM

15'7" x 10'7" (4.75 x 3.23)

Superbly fitted with a range of cream fronted base units incorporating laminate worktop surfaces with drawers and cupboards under and inset single drainer enamelled sink unit. Matching wall storage cupboards, built-in appliances including stainless steel double oven and four ringed hob unit with stainless steel splashback and cooker hood over. There is space for a fridge/freezer, wood effect flooring extended to the dining area with twin panelled radiator and UPVC framed double glazed French doors leading to the rear garden.

## UTILITY ROOM

6'0" x 5'11" (1.83 x 1.80)

With panelled radiator, plumbing for an automatic

washing machine and space for a dishwasher, UPVC framed double glazed door leading to the rear garden.

## CLOAKROOM

With wash hand basin, low level WC, panelled radiator and wall mounted Ideal combination gas fired boiler supplying central heating and domestic hot water circulation.

## LEADING FROM THE ENTRANCE HALLWAY

There is a staircase leading to the first floor landing with built-in linen cupboard.

## BEDROOM TWO

14'2" x 8'8" (4.32 x 2.64)

With panelled radiator and UPVC framed double glazed window to the rear.

## BEDROOM THREE

13'0" x 8'8" (3.96 x 2.64)

With floor to ceiling feature UPVC framed double glazed window to the front and panelled radiator.

## BEDROOM FOUR

With panelled radiator and UPVC framed double glazed window to the rear.

## FAMILY BATHROOM

Having a panelled bath with shower unit over and glazed shower screen, pedestal wash hand basin and low level WC. UPVC framed double glazed frosted window to the front and towel radiator.



## LEADING FROM THE FIRST FLOOR LANDING

There is a staircase leading to the second floor principal bedroom suite.

## PRINCIPAL BEDROOM SUITE

17'7" x 12'1" (5.36 x 3.68)

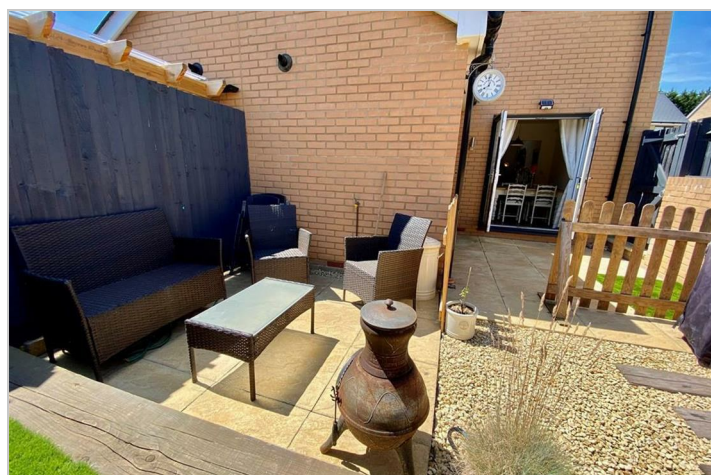
With panelled radiator, UPVC framed double glazed window to the front and Velux rooflight window to the rear, built-in wardrobe cupboard and dressing area with fitted wardrobes and also giving access to a storage void.

## ENSUITE SHOWER ROOM

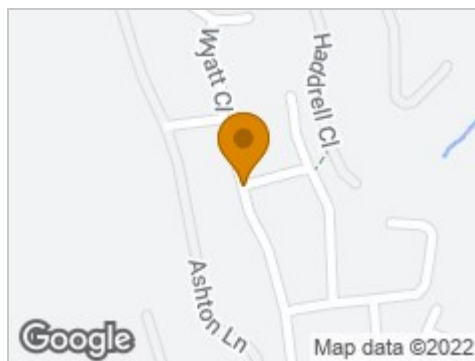
Having a walk-in shower cubicle with glazed shower screen, pedestal wash hand basin, low level WC, Velux rooflight window and towel radiator.

## OUTSIDE

The rear gardens have been professionally landscaped with a patio providing bbq and entertaining area, Cotswold stone gravelled area and sleeper steps leading up to an artificial lawn all enclosed with boundaries and side pedestrian access gate, south east facing aspect. Having allocated parking spaces which can be accessed from the front of the property and the rear.



## Road Map



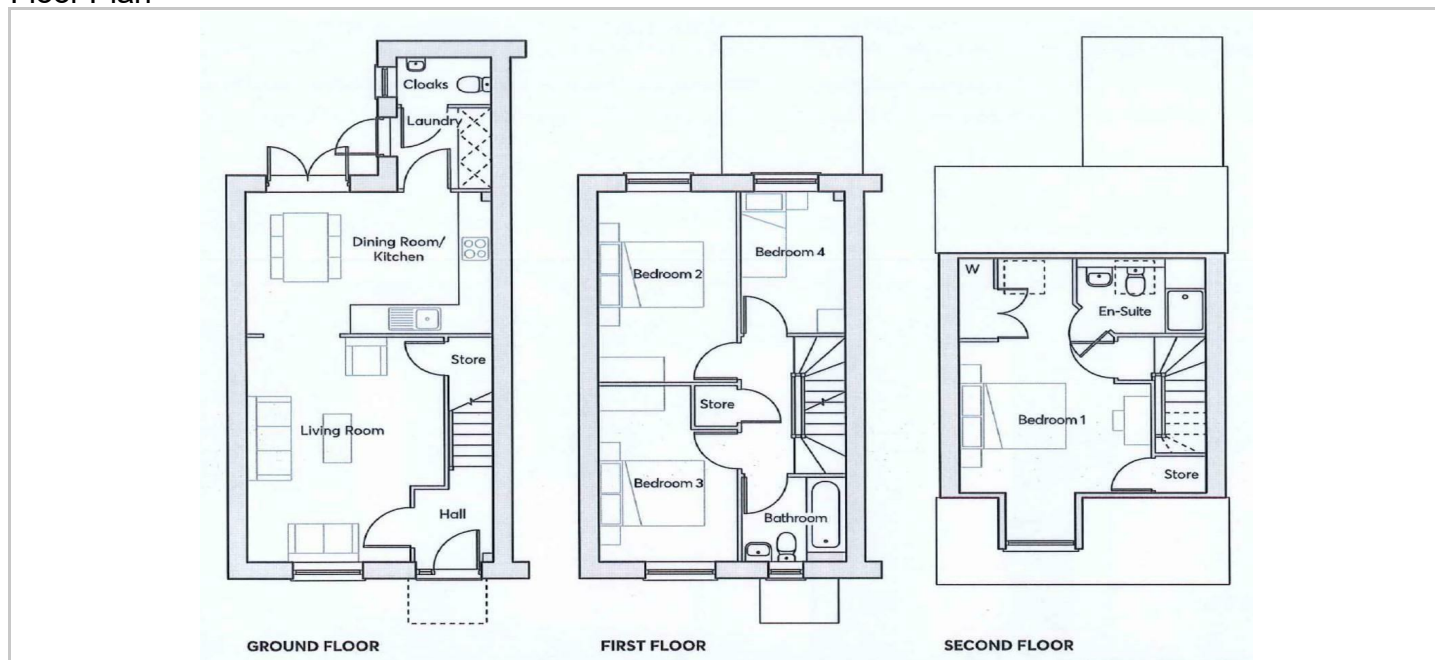
## Hybrid Map



## Terrain Map



## Floor Plan



A beautifully presented four bedroomed family home built to the stylish Beckett design approximately four years ago by St Modwen Homes.

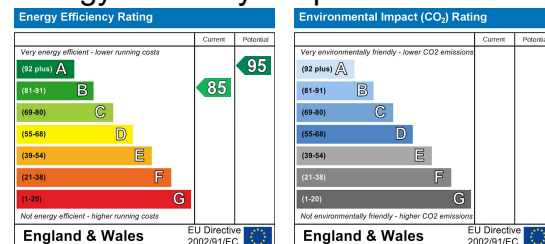
The accommodation is arranged over three floors having a spacious lounge and stunning kitchen/dining room with built-in appliance and French doors leading to the landscaped rear gardens which provide a wonderful amenity and outside entertaining space. There is a utility room and cloakroom with gas fired central heating and double glazing contributing to the high insulation values and Eco credentials of this lovely home. There are three bedrooms on the first floor and a bathroom with shower and a superb master bedroom suite on the second floor with a dressing area having fitted wardrobes and shower room.

The home is offered with the benefit of a remainder of a 10 year New Home Warranty. Lister Road is conveniently located within walking distance of Dursley Town Centre with cafes, shops, library, doctors and leisure centre/swimming pool. There are supermarkets and Rednock Secondary School and for those travelling to the major centres of Bristol, Gloucester and Cheltenham the A38 and M5 motorway provide excellent community routes and there is a mainline train station at Box Road, Cam serving Bristol and London Paddington via Gloucester.

## 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.