



Haddrell Close, Dursley

- Detached St Modwen House
- Ensuite and Walk in Wardrobe to Bedroom One
- Kitchen/Dining Room
- Downstairs Cloakroom

- Four Bedrooms
- Two Receptions Rooms
- Utility Room
- Enclosed Garden Garage and Driveway EPC: B

Guide Price £525,000

HUNTERS®
HERE TO GET *you* THERE

Haddrell Close, Dursley

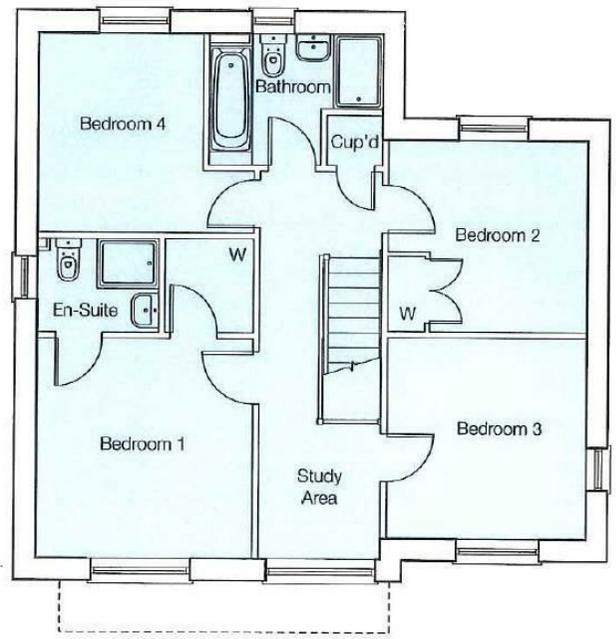
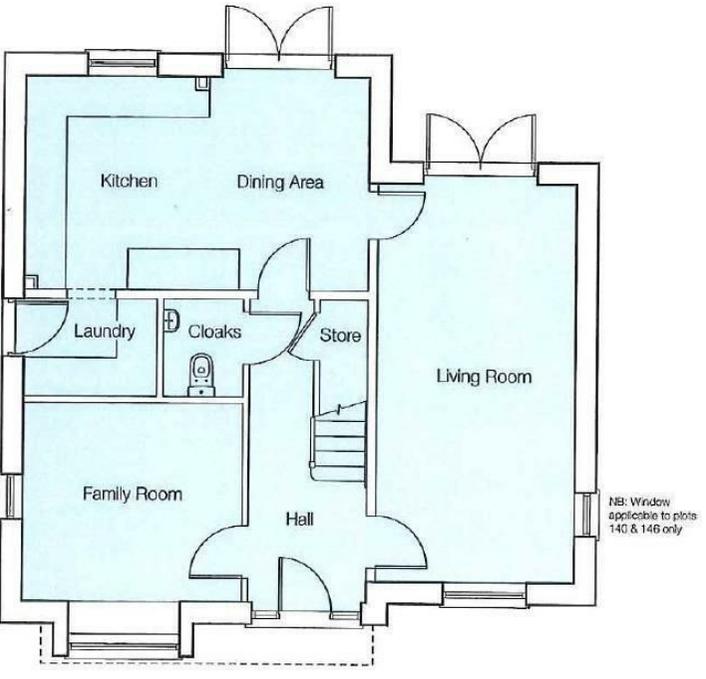
DESCRIPTION

Occupying a pleasant position on the sought after Littlecombe Development and built to the 'Garnet' style Hunters are pleased to bring to the market this detached four bedroom home offering spacious and well planned accommodation. On arrival, the property offers an entrance hallway with living room to the right with doors leading onto the garden and door leading into the fitted kitchen/dining room offering all fitted appliances and separate utility room space with door leading to the outside. Back in the hallway downstairs a cloakroom and second reception room/family room with window looking onto the front. From the entrance hall the stairs lead up to the first floor which opens out onto a spacious landing with a feature floor to ceiling window and fitted shutters including the potential offering of office space. Bedroom one also comes with fitted shutters, a good size walk in wardrobe and ensuite shower room. There are a further three bedrooms and family bathroom. Outside to the front a driveway leading to the garage and side gate leading to the rear garden with patio, flower beds and steps up leading to the lawn area.

The area is delightful with the River Ewelme running through the development with landscaped walkways and footbridges and dedicated play areas for children. The footpaths lead into Dursley Town with its full range of shopping, schooling and recreational facilities together with Sainsburys Supermarket and leisure centre/swimming pool. Cam Village is also close by with Tesco's Supermarket and access to the A38 and M5 make this the ideal commuting point with a mainline train station at Box Road, Cam; serving Bristol and London (Paddington) via Gloucester.







ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

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.

18 Parsonage Street, Dursley, GL11 4EA
 Tel: 01453 542 395 Email: dursley@hunters.com <https://www.hunters.com>

