



HUNTERS®
HERE TO GET *you* THERE

17 Birch Road, Norman Hill, Dursley | Price Guide £330,000
Call us today on 01453 542 395



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.

A beautifully presented modern two bedroom detached bungalow built in 2020 to a high specification. Located in the popular Norman Hill area this property has been built with contemporary fittings and comfort in mind. The accommodation comprises of a spacious and well appointed lounge/kitchen/dining room with a vaulted ceiling and has bi-fold doors opening to the rear garden. The kitchen is beautifully presented with built-in NEFF appliances and having kitchen units and an island with Quartz worktops over. Having a utility room, contemporary bathroom and two bedrooms. Outside there is a parking for two cars and a private rear garden with side access. The same matching ceramic flooring has been laid throughout apart from a variation in the bathroom and carpets in the bedrooms and has solid Oak doors. Built in 2020 with high insulation values and top rating EPC and has the remainder of Build Zone New Build Warranty.

This area of Dursley is ideally situated for access to Dursley Town and Cam Village with Primary and Secondary schools, public houses, supermarkets and leisure centre/swimming pool in Dursley. Having access to the larger centres of Bristol, Gloucester and Cheltenham is via the A38 and M5 motorway and there is a mainline train station at Box Road, Cam serving London Paddington via Gloucester.

Entrance Porch

Entrance porch with composite half glazed door with side windows, ceramic flooring with underfloor heating and half glazed oak door leading to the hallway.

Hallway

With ceramic tiled flooring, light tunnel, underfloor heating, useful storage cupboard and access to a boarded loft via loft ladder.

Lounge/Kitchen/Dining

21'6 x 20'9

This area of the house enjoys full height vaulted ceiling with three Velux rooflight windows with electrically operated glazing and black out blinds. Being a light and spacious living area with bi-fold doors leading to the garden and a UPVC framed double glazed window with fitted blind. There is underfloor heating, spotlights, wall lights and pendant lighting above the kitchen island.

Kitchen Area

A beautifully appointed Howdens bespoke designed kitchen with grey base units, pan drawers and larder cupboards with white Quartz worktop over. Having a one and a half bowled ceramic sink unit with Howdens boiling water tap, space for a dishwasher and fridge/freezer. Having a NEFF 'hide and slide' single oven, NEFF microwave, 90cm NEFF induction hob with cooker hood over. This area has a large island

with cupboards and pan and cutlery drawers and matching white Quartz worktop over, pendant light, breakfast bar and electrical sockets. The kitchen enjoys kickboard lighting and under unit lighting.

Lounge Area

A bright spacious area of the house enjoying a lovely aspect overlooking the gardens. The living room space is a comfortable area with underfloor heating throughout, TV and telephone sockets, gas outlet for installation of a gas fire if desired and space for a dining table.

Utility Room

8'2 x 4'6

With floor and wall units matching the kitchen with white Quartz worktop over, chrome ladder radiator and space for a washing machine. Having a combination boiler supplying hot water and domestic hot water circulation. The house has the benefits of room zoned underfloor heating which is controlled by remote control & app.

Bedroom One

13'8 x 9'5

A spacious double room with two built-in double wardrobes with Oak bi-fold doors, UPVC framed double glazed window with fitted blind, wall mounted TV socket and carpeted flooring.

Bedroom Two

9'8 x 8'1

Having a UPVC framed double glazed window with fitted blind and carpeted flooring.

Bathroom

6' x 6'11

Having a P-shaped bath with shower over and glazed shower screen, modern wash hand basin with drawers and touch lit mirror over with shaver socket and bluetooth connectivity, low level WC, ceramic tiled wall and floor tiling with chrome ladder dual fuel radiator and UPVC framed double glazed window with fitted blind.

Outside

To the front there is parking for several cars and block paving and outside electrical socket. Access to the side to the rear gated garden.

The private rear garden has a patio area and is laid to lawn with a further small decking area with fenced boundaries and has an outside electrical socket and water supply. The garden backs onto a conservation area and is elevated with trees as a backdrop.



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.

18 Parsonage Street, Dursley, GL11 4EA | 01453 542 395
| dursley@hunters.com

HUNTERS[®]
HERE TO GET *you* THERE