

# HUNTERS®

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## 3 Graham Edge

Dursley, GL11 4FJ

Guide Price £375,000



Council Tax: D



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## Entrance Hallway

Via front door to hallway.

## WC/Shower Room

8'07 x 3'08 (2.62m x 1.12m)

WC, pedestal wash hand basin, shower cubicle, towel rail, UPVC framed frosted window.

## Downstairs Bedroom/Reception Room

10'9" x 10'3" (3.28m x 3.12m)

Built-in storage, carpets, French doors leading to the garden.

## Utility Room

11'2" x 6'0" (3.40m x 1.83m)

With sink and drainer, plumbing for washing machine, combi boiler (serviced annually) and access to garden.

## First Floor Landing

From the entrance hallway runs a staircase to the first floor landing having built-in storage cupboard.

## Lounge

With French doors leading to the balcony, ceiling lights, carpets, radiator and UPVC windows to front.

## Kitchen/Dining Room

17'5" x 10'3" (5.31m x 3.12m)

Range of wall and base units, work-surfaces, double oven, gas hob with extractor over and sink with drainer unit. Integrated dishwasher and fridge/freezer, radiator, spot lights, double doors with Juliet balcony, window to rear.

## Cloakroom

WC, pedestal wash hand basin, radiator and UPVC framed frosted window.

## Second Floor Landing

With loft access.

## Bedroom One

12'11" x 10'5" (3.94m x 3.18m)

A double room with walk-in wardrobe, carpets, UPVC double glazed window, radiator and door to en-suite shower room.

## En-Suite Shower Room

6'01 x 4'04 (1.85m x 1.32m)

Suite comprising shower cubicle, WC, wash hand basin, towel rail and UPVC double glazed frosted window.

## Bedroom Two

11'04" x 9'06" (3.45m" x 2.90m" )

A double room with built-in storage, radiator and UPVC framed double glazed window.

## Bedroom Three

11'2" x 8'2" (3.40m x 2.49m)

With UPVC framed double glazed window, radiator, carpets and ceiling light.

## Family Bathroom

6'10" x 6'7" (2.08m x 2.01m)

Suite comprising bath with shower over, pedestal wash hand basin and WC. Part tiled walls, extractor fan, UPVC framed double glazed frosted window.

## Outside

To the rear the garden is enclosed by fencing and brick walling. There is a curved patio with astro-turf area and shrub borders.

## Garage

19'7" x 10'0" (5.97m x 3.05m )

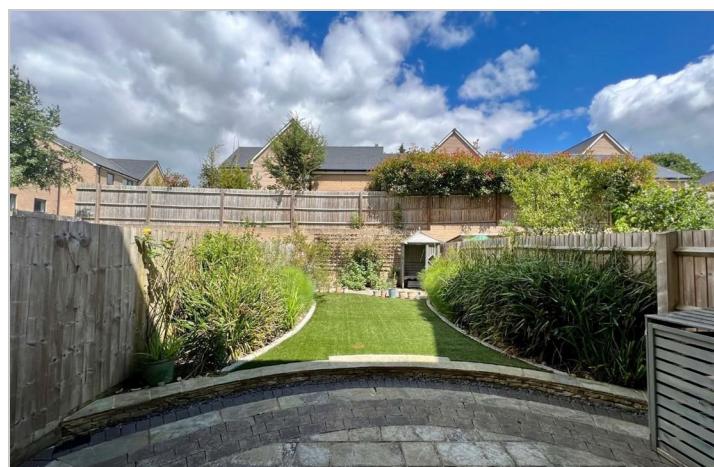
With up and over door, shelving units, power and light.

\*\* Offered with No Onward Chain\*\* Still within its 10 year build warranty, we are pleased to offer this modern four bedroom semi-detached home located in the popular Littlecombe Development in the sought after area of Dursley. Arranged over three floors the property offers versatile accommodation throughout, briefly comprising of integrated garage, downstairs shower room, utility room and bedroom with French doors leading to garden. On the first floor there is a kitchen/dining room with high spec appliances having Juliet balcony with views of rear garden. To the front of the house you have a spacious lounge with double doors leading to balcony, the top floor comprises of three bedrooms, with en-suite shower room to principal bedroom and family bathroom. Further benefits include landscaped rear garden, off street parking, WC on the first floor and built in storage.

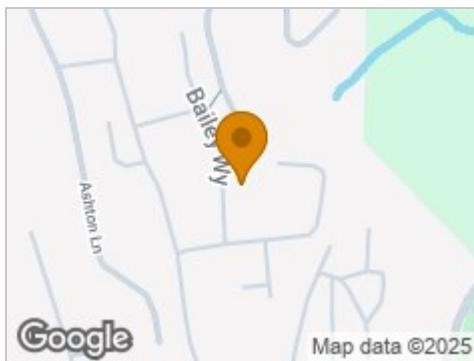
Littlecombe is highly sought after located on the edge of Dursley Town with excellent access to the main shopping centre, Sainsbury's supermarket, a good range of day-to-day retailers, cafes, restaurants, doctors, dentists, library and leisure centre/swimming pool.

The larger centres of Bristol, Gloucester and Cheltenham are easily accessed via the A38 and M5 motorway and there is a mainline train station at Box Road, Cam serving Bristol and London Paddington via Gloucester.

- Semi-Detached Property
- Principal Bedroom with Ensuite & Walk-in Wardrobe
- Kitchen/Dining Room With Juliet Balcony
- Living Room with French Doors to Balcony
- Landscaped Rear Garden
- Four Bedrooms
- Family Bathroom, Shower Room & Cloakroom
- Utility Room
- Integrated Garage & Driveway Parking



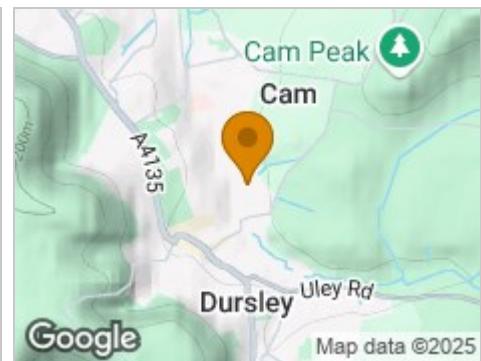
## Road Map



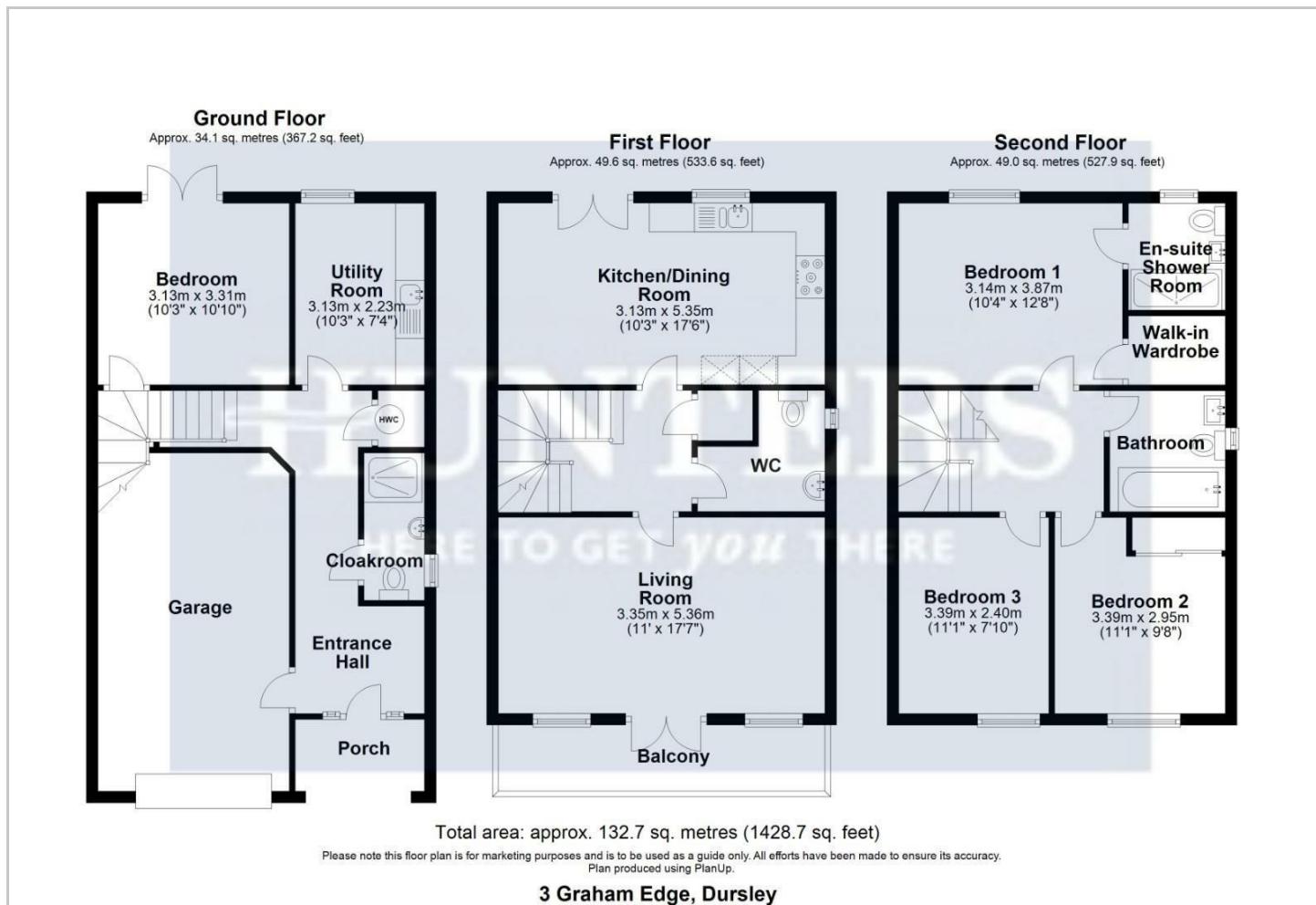
## Hybrid Map



## Terrain Map



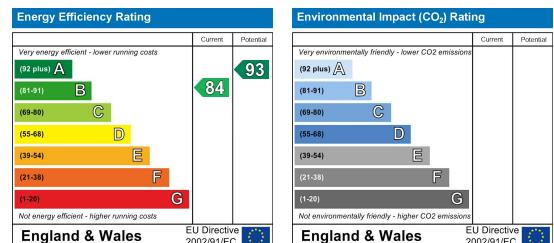
## Floor Plan



## 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.