

# HUNTERS®

HERE TO GET *you* THERE



## Haddrell Close

Dursley, GL11 5EU

Guide Price £525,000



Council Tax: E



# 13 Haddrell Close

Dursley, GL11 5EU

Guide Price £525,000



## ENTRANCE

With composite multi-locking front door with double glazed side screens leading into the entrance hall with under stairs storage cupboard with power and light, radiator and stairs leading to the first floor.

## LIVING ROOM

20'10" x 10'6" (6.35 x 3.20)

Upvc double glazed window to the front with matching double glazed French doors leading into the garden, door leading into the kitchen and two radiators.

## FAMILY ROOM

11'7" x 10'4" (3.53 x 3.15)

With upvc double glazed window to the front with deep sill, upvc double glazed window to the side and radiator.

## CLOAKROOM

With low flush wc, wash hand basin, radiator and extractor fan.

## KITCHEN DINING ROOM

18'2" x 11'1" (5.54 x 3.38)

Superbly fitted kitchen with a range of units and worktop surfaces, fitted appliances including fridge/freezer, dishwasher, AEG double oven, six ring gas hob with extractor hood over, one and half bowl sink unit with mixer tap and drainer, inset spotlights, radiator, upvc double glazed window to the rear with matching double glazed French doors leading into the rear garden.

## UTILITY

7'0" x 5'0" (2.13 x 1.52)

## FIRST FLOOR LANDING

Spacious landing with feature floor to ceiling window with fitted shutters and the potential of offering office space with radiator, airing cupboard housing hot water cylinder and wall lights.

## BEDROOM ONE

11'6" x 11'4" (3.51 x 3.45)

With upvc double glazed window to the front with fitted shutters, radiator and door leading into wardrobe with hanging rails and shelving.

## ENSUITE SHOWER ROOM

Fully tiled shower cubicle with fitted mains shower and screen, wash hand basin, low level WC, heated towel rail, upvc frosted double glazed window, extractor fan and inset spotlights.

## BEDROOM TWO

10'8" x 10'0" (3.25 x 3.05)

With upvc double glazed window to the rear, fitted wardrobe and radiator.

## BEDROOM THREE

10'8" x 10'6" (3.25 x 3.20)

With upvc double glazed window to front and fitted shutters, second upvc double glazed window to the side, loft access and radiator.

## BEDROOM FOUR

10'5" x 8'9" (3.18 x 2.67)

With upvc double glazed window to the rear, loft access and radiator.

## BATHROOM

White suite comprising of panelled bath with mixer tap, separate fully tiled double walk in shower

cubicle with mains shower unit, low flush WC, wash hand basin, heated towel rail, shaver socket, inset spotlights and upvc frosted double glazed window.

## OUTSIDE

To the front flower borders with driveway leading to the garage, storage units housing wheelie bins, side gate then leading to the rear garden, with good size patio area, raised flower beds with steps leading up to a good size lawn area, enclosed by panelled fencing, outside lights and water tap.

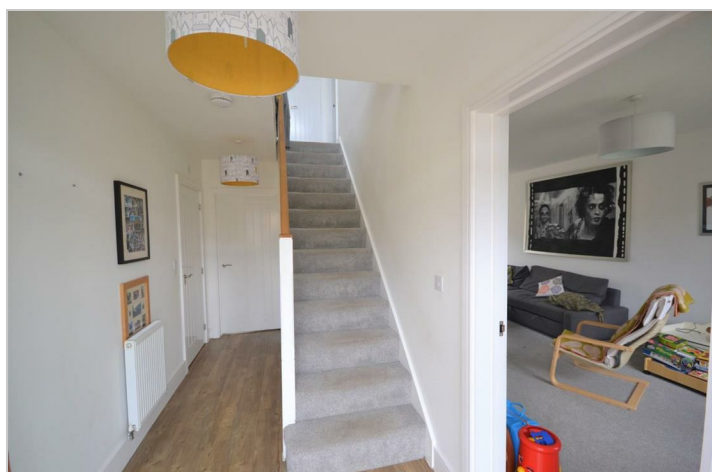
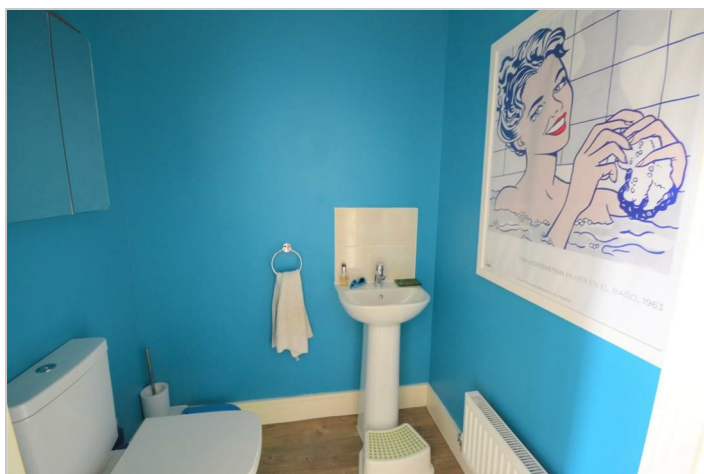
## GARAGE

19'0" x 10'0" (5.79 x 3.05)

Currently set out as a gym, power and light with rafter storage and boards.

## AGENTS NOTE

Management company in place for the estate, charges apply please enquire for further details.



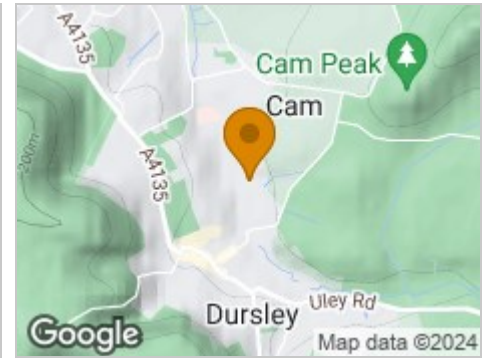
## Road Map



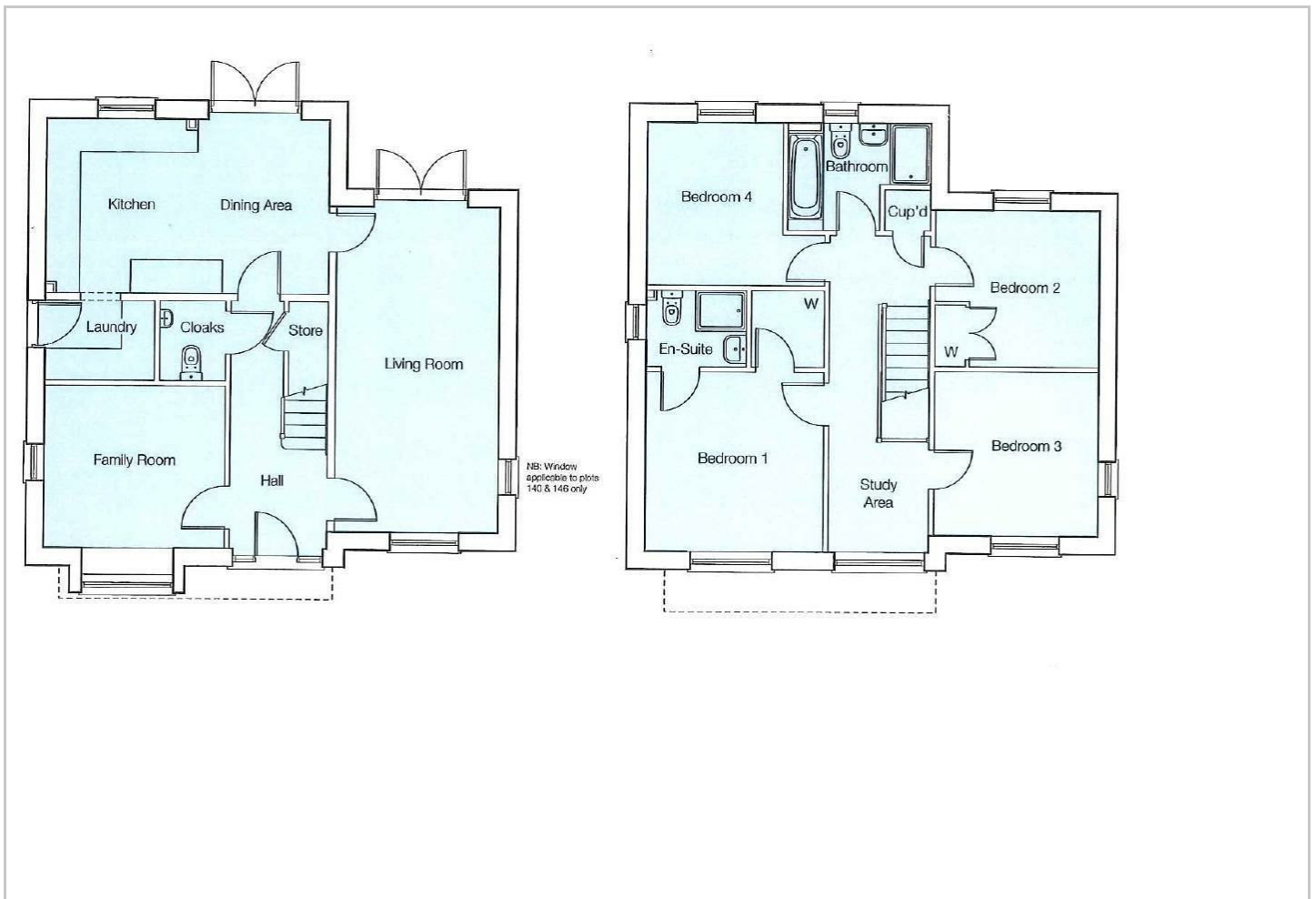
## Hybrid Map



## Terrain Map



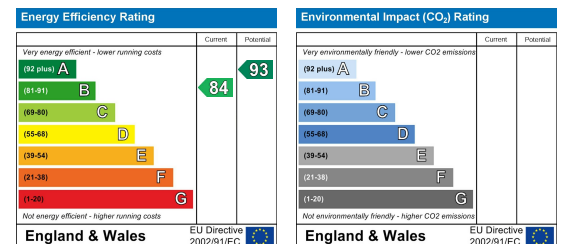
## Floor Plan



## 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.