

# HUNTERS®

HERE TO GET *you* THERE



## Plot 40 Foundry Rise

Dursley, GL11 4HJ

Asking Price £439,995



Council Tax:





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## Entrance Hallway

Front door leading to the entrance hallway with access to cloakroom, utility room and courtesy door to garage. Airing cupboard and staircase leading to the first floor landing.

## Shower Room

Suite comprising WC, wash hand basin and shower.

## Utility Room

Door leading to the rear garden.

## Bedroom Four/Study

With UPVC framed double glazed French doors leading to the rear garden. Optional wardrobe.

## Garage

## First Floor Landing

On the first floor there is access to cloakroom, kitchen/dining room and living room. Staircase leading to the second floor landing.

## Cloakroom

With WC and wash hand basin. UPVC framed double glazed window to side elevation.

## Kitchen/Dining Room

A range of wall and base units, window and UPVC framed double glazed French doors overlooking the rear garden.

## Living Room

UPVC framed double glazed windows to front elevation and UPVC framed double glazed French doors opening out onto the sun terrace overlooking the front.

## Second Floor Landing

On the second floor there is access to the three bedrooms and family bathroom.

## Bedroom One

Having UPVC framed double glazed window overlooking the rear garden. Door to en-suite shower room.

## En-Suite Shower Room

Suite comprising WC, wash hand basin and shower. UPVC framed double glazed window.

## Bedroom Two

With UPVC framed double glazed window to front and optional wardrobe.

## Bedroom Three

With UPVC framed double glazed window to front.

## Bathroom

Suite comprising bath, WC and wash hand basin.

## Outside

To the rear the garden has been landscaped. The property has off road parking and integral garage.

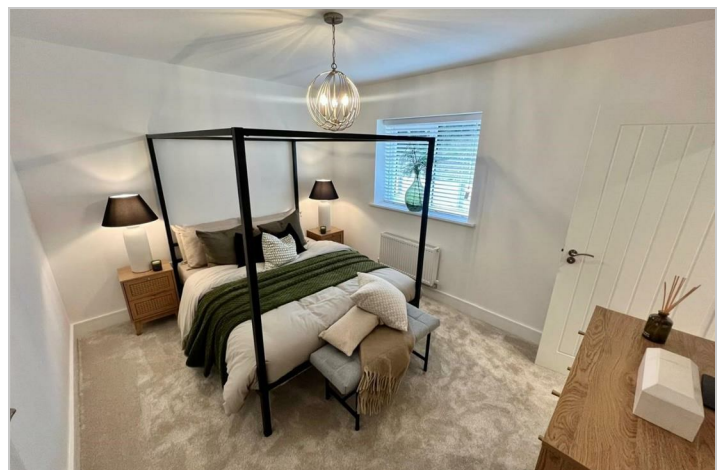
## AGENTS NOTE

Kitchen upgrade, lights, blinds, flooring, view home costs.

**\*\*Part Exchange Available\*\*** Plot 40 - Modern families come in all shapes and sizes and at St. Modwen Homes we've created a range of stunning three-storey homes that are ideally setup for multi-generational living. Set across three separate floors these homes offer space for everyone to enjoy privacy and their own sanctuaries whilst also creating spacious rooms for everyone to come together and enjoy each other's company.

The Hexham fulfils all your family needs with three or four bedrooms depending on what suits you. It offers you enough space and room to grow with flexible and adaptable spaces over its three floors. The heart of the home is on the first floor where you will find an open-plan kitchen-diner and a separate living room overlooking the contemporary terrace.

- Brand New Semi Detached House
- Living Room With Sun Terrace
- Kitchen/Dining Room
- Four Bedrooms
- Two Off Road Parking Spaces
- Landscaped Garden
- 10 Year NHBC Warranty
- Part Exchange Available



## Road Map



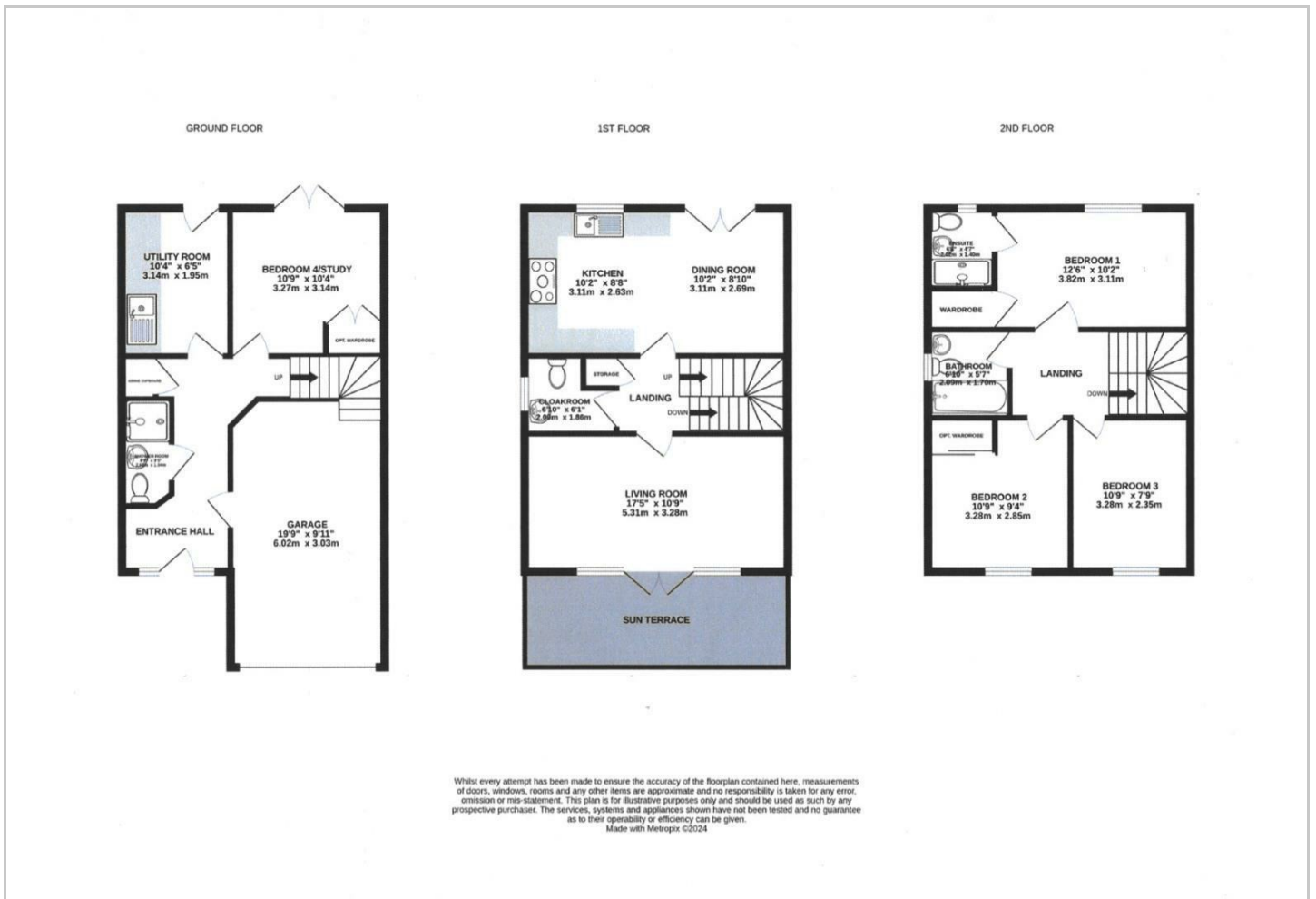
## Hybrid Map



## Terrain Map



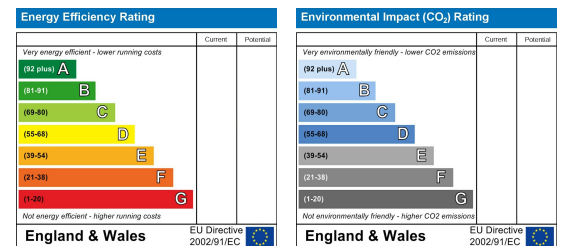
## Floor Plan



## 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.

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