

HUNTERS[®]

HERE TO GET *you* THERE



38 Lister Road

Dursley, GL11 4FH

Offers In Excess Of £450,000



Council Tax: E



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Canopy Entrance

Via composite front door with side screens leading to the light and inviting hallway which has a panelled radiator, useful understairs storage cupboard and staircase leading to the first floor landing.

Lounge Area

11'5" x 15'3" (3.48m x 4.65m)

A lovely living space with carpeted flooring, panelled radiator, window overlooking the front with fitted blinds. There is an opening leading onto the dining area which creates a social and modern element to this property.

Kitchen/Dining Area

26'4" x 10'8" (8.03m x 3.25m)

Being spacious the flow enables the kitchen to be used without being segregated from the rest of the family. With modern white kitchen units with worktop over and matching wall storage cupboards. The kitchen benefits from integrated appliances including a dishwasher, fridge/freezer, double oven, hob and extractor fan. There is a breakfast bar, panelled radiator and double French doors leading to the rear garden with windows in the kitchen and dining room areas with fitted blinds.

Utility Room

5'9" x 4'10" (1.75m x 1.47m)

Having base and wall units with worktop surface over and housing the boiler for central heating and domestic hot water circulation, integrated washing machine and a space for a tumble drier and panelled radiator. There is a door leading to the driveway.

Cloakroom

With low level WC, pedestal wash hand basin and panelled radiator.

Study

8'7" x 7'22" (2.62m x 2.13m)

With a double glazed window overlooking the front with a fitted blind and a panelled radiator.

First Floor Landing

Having access to the loft and airing cupboard housing a hot water cylinder.

Principal Bedroom

11'6" x 11'3" (3.51m x 3.43m)

A beautifully bright room with double height double glazed windows overlooking the front and window to the side. Having a walk-in wardrobe, carpeted flooring and panelled radiator.

En-Suite Shower Room

White suite comprising shower cubicle with glazed doors, low level WC, pedestal wash hand basin, white ladder radiator and double glazed window.

Bedroom Two

12'9" x 11'1" (3.89m x 3.38m)

A double bedroom and having a double glazed window overlooking the front, carpeted flooring, panelled radiator and built-in wardrobe.

Bedroom Three

11'3" x 9'1" (3.43m x 2.77m)

A double bedroom with a double glazed window overlooking the rear, carpeted flooring and having a panelled radiator.

Bedroom Four

9'1" x 7'3" (2.77m x 2.21m)

Having a double glazed window overlooking the rear, carpeted flooring and panelled radiator.

Family Bathroom

Fitted with a white suite comprising panelled bath with shower attachment, low level WC, pedestal wash hand basin, white ladder radiator, vanity mirror and double glazed window overlooking the rear.

Outside

To the front are shrub borders enclosed by iron fencing with a footpath leading to the front door. To the side of the house there is driveway parking and access to a detached single garage and gated access to the rear garden.

The rear garden has recently been landscaped with a new patio and a lawned area for outside entertaining and is enclosed by fenced boundaries.

Situated on the popular Littlecombe Development this contemporary four bedroomed property is being offered for sale. Having a spacious and modern interior the property is in good order and the accommodation briefly comprises of a canopy entrance hallway with door into a light and airy living space leading through to the dining and kitchen areas. Consideration has been given to the flow of the ground floor with a laundry/utility room, downstairs cloakroom, understairs storage cupboard and a separate study. From the hallway there is access to the first floor having four bedrooms. The principal bedroom is of a good size with an en-suite shower room, and a walk-in wardrobe and enjoys a large feature double glazed full height window overlooking the front. There are two further double bedrooms and a single bedroom which follow the theme of bright and modern decoration. On the first floor there is also a large family bathroom. To the front there is driveway parking and access to the garage. The rear of the property has a recently laid patio area for outside entertaining and a lawned area.

The Littlecombe Development is very popular with landscape communal areas and children's play parks whilst also being convenient for both Cam Village and Dursley Town with its full range of facilities including supermarkets, leisure centre/swimming pool, library, doctors, dentists and Rednock Secondary School. For those travelling to the major centres of Bristol, Gloucester and Cheltenham the A38 and M5 motorway provide excellent commuting routes and there is a mainline train station at Box Road, Cam serving Bristol and London (Paddington) via Gloucester.

- Detached Property
- Principal Bedroom With En-Suite
- Kitchen With Integrated Appliances
 - Study
- Garage & Driveway
- Four Bedrooms
- Family Bathroom
- Utility Room & Downstairs Cloakroom
- Garden



Road Map



Hybrid Map



Terrain Map



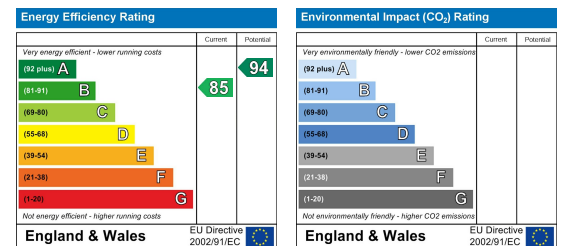
Floor Plan



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.