



62 Budding Way, Dursley GL11 5BE
Asking Price £514,500

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Beautifully presented throughout, this detached family home, built by St Modwen Homes, has been tastefully extended by the current vendors. Tucked away with a lovely leafy aspect to the rear the property offers contemporary living with superb touches throughout. When entering the property you are met by a spacious hallway with stairs leading to the first floor with useful under-stairs cupboard. From the hallway you will find the cloakroom with wc, wash hand basin and modern heated towel rail. Glazed doors lead from the hallway giving access to the fabulous kitchen/living area with a further door giving access to the garage. The garage has been partially utilised as a gym with specialist gym flooring with the remainder of the garage to the front providing handy storage with power and light and metal up and over door. The fabulous, extended, kitchen/living area has a vaulted ceiling to the kitchen with electric rain sensor skylight windows with floor to ceiling aluminium bi-fold doors to the kitchen area. The kitchen has an abundance of units with quartz work-surfaces with up-stands. The original kitchen area, with window to the front aspect, has a Belfast sink with contemporary tap, an AEG integral dishwasher and washer-dryer with wall and base units with quartz work-surfaces. The super, extended, kitchen area has a range of wall and base units again with quartz work-surfaces and carousel unit with bespoke cabinet. The centre piece of the kitchen is the island breakfast bar with handy pull out drawers below with quartz work-surface. There is also a five ring gas hob with extractor over, and inset high level NEFF oven and microwave with free-standing American style fridge/freezer. The wall also has an inset area for a tv with speaker below. A unique addition to the property is a utility/wash-room which leads from the kitchen to a bespoke, raised, tiled dog bath (tap/shower to be attached) with cupboard housing the Ideal gas boiler.





The kitchen area leads into the dining and living room where you will find a window and aluminium bi-fold doors leading to the landscaped rear garden with a range of bespoke fitted storage with shelving and inset space for the tv and speaker below. The ground floor accommodation also benefits from Herringbone flooring with under-floor heating and touch lighting in the kitchen and lounge.

The first floor has a landing area with access to the loft which has a pull down ladder. The loft is insulated with boarding on stilts. Doors lead to the main bedroom which is found to the front of the property with fitted wardrobes with door giving access to the en-suite. The en-suite has a window to the front, generous tiled shower cubicle, heated towel rail, wc, pedestal wash hand basin with shaver point. Bedroom two has a window with window shutters overlooking the rear garden and green space and lovely leafy back drop. Bedroom three can be found to the front of the property, again with window shutters, fitted wardrobes with shelving and hanging rails. Bedroom four, again, overlooks the rear garden and green space.

The well appointed bathroom has a window to the rear aspect, bath with shower, pedestal wash hand basin and wc. There is also a shower cubicle with sliding door and heated towel rail.

Outside the property has a good size front garden with feature hedging and driveway with parking for several cars leading to the property. The rear garden which backs onto the lovely open space with established trees, has been landscaped with patio area which extends to the side of the property where you will find a secluded area with pretty leafy setting with gate to the front of the property. The main patio extends to the astro turf area which in turn leads down the garden to the feature composite decking area to enjoy the sunny aspect of the garden. There is also a garden shed for storage and raised planters/flower beds.

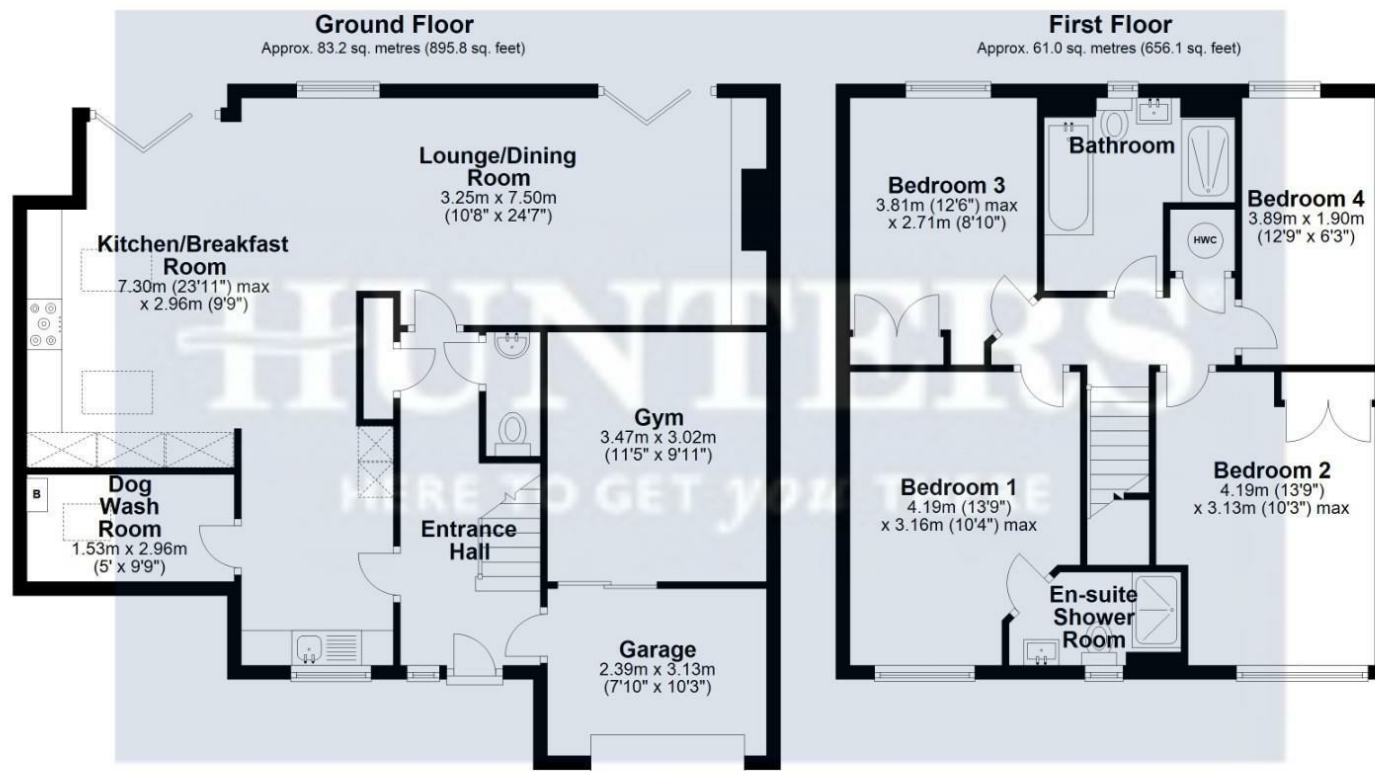
Agents Note: Please note a management charge of approximately £254.00 pa is payable.





- Beautifully Presented Family Home with Open Aspect to Rear
- Tastefully Extended by the Current Vendors
- Fabulous Kitchen with Bi-Fold Doors
- Dining/Lounge Area with Bi-Fold Doors
- Bespoke Dog Wash-Room and Downstairs Cloakroom
- Four Bedrooms, Main with En-Suite Shower Room
- Landscaped Rear Garden with Leafy Aspect
- Garage/Gym
- Driveway Parking for Several Cars

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. 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.



Total area: approx. 144.2 sq. metres (1552.0 sq. feet)

Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy. Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Dursley -
01453 542 395 <https://www.hunters.com>

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