

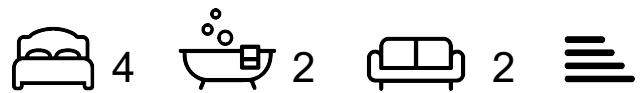
HUNTERS®

HERE TO GET *you* THERE



The Avon, Tilsdown, Dursley, GL11 5QH

Guide Price £425,000



Council Tax:



Tiltdown

Dursley, GL11 5QH

Guide Price £425,000



Entrance Hallway

Lounge

Kitchen/Diner

Utility

Study

WC

First Floor Landing

Bedroom One

En-Suite

Bedroom Two

Bedroom Three

Bedroom Four

Bathroom

Garden

SPECIFICATION

Kitchens:

Shaker style handmade Stonehouse kitchens, hand painted to include integrated Neff appliances with Attico Quartz worktops.

Utility Rooms:

To be fitted with Howdens cabinets.

Bathrooms/En-Suites:

Contemporary white sanitary ware fitted with baths and separate showers.

General:

Black UPVC windows and Aluminium bi-folding doors.

White Dordogne doors.

Solar Panels. Gas boilers.

Neutral 'off white' decoration

LVT flooring to the ground floor with carpet in the lounge. Carpet to the first floor.

Advantage ACHI 10-year Build Warranty.

External:

To the rear will be a patio seating area with lawn area.

Parking to be brick paved driveways.

****SHOW HOME COMING SOON**** Situated on a select new gated development of only nine four bedroomed homes in Tilsdown, Dursley, The Avon is a four bedroomed detached home built by Bespoke Homes. Briefly the accommodation comprises on the ground floor of entrance hall, lounge, kitchen/dining room, study, utility and wc. On the first floor are four bedrooms, en-suite to principal bedroom and family bathroom.

Each home is to be built and finished to the highest of standards with bespoke handmade kitchens offering the perfect blend of style and practicality whilst the elegant bathrooms will offer luxury white bathroom suites with contemporary fittings.

Dursley is a delightful town situated midway between Bristol and Gloucester on the Southern spur of the Cotswold Escarpment and is extremely well connected. The town is easily accessible from all directions being close to the M4 and M5 motorway networks. The nearest train station is Cam and Dursley station, which is on the Bristol and Gloucester line, ideal for commuters to both cities. The M5 and A38 are also just a few miles from Dursley, so travelling by car to nearby towns and cities are an easy option too.

Dursley has a good range of local, independent stores including a butcher, sweet shop, bakery, pet shop and a fabric store. There are also several supermarkets within the town and a leisure centre/swimming pool.

There are plenty of local amenities, including a GP surgery, pharmacies, a library, a post office, and the nearest hospital is just a mile away, in Cam. There are excellent primary schools and Rednock Secondary School is within walking distance.

- Detached Home
- En-suite to Principal Bedroom
- Fitted Kitchen with Integrated Appliances
 - Separate Study
- Garden & Driveway Parking
- Four Bedrooms
- Family Bathroom
- Lounge/Dining Room
- Downstairs WC
- 10 Year Build Warranty



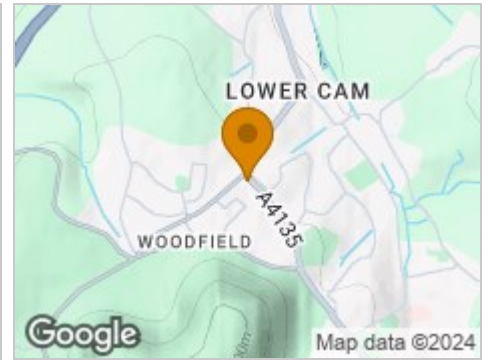
Road Map



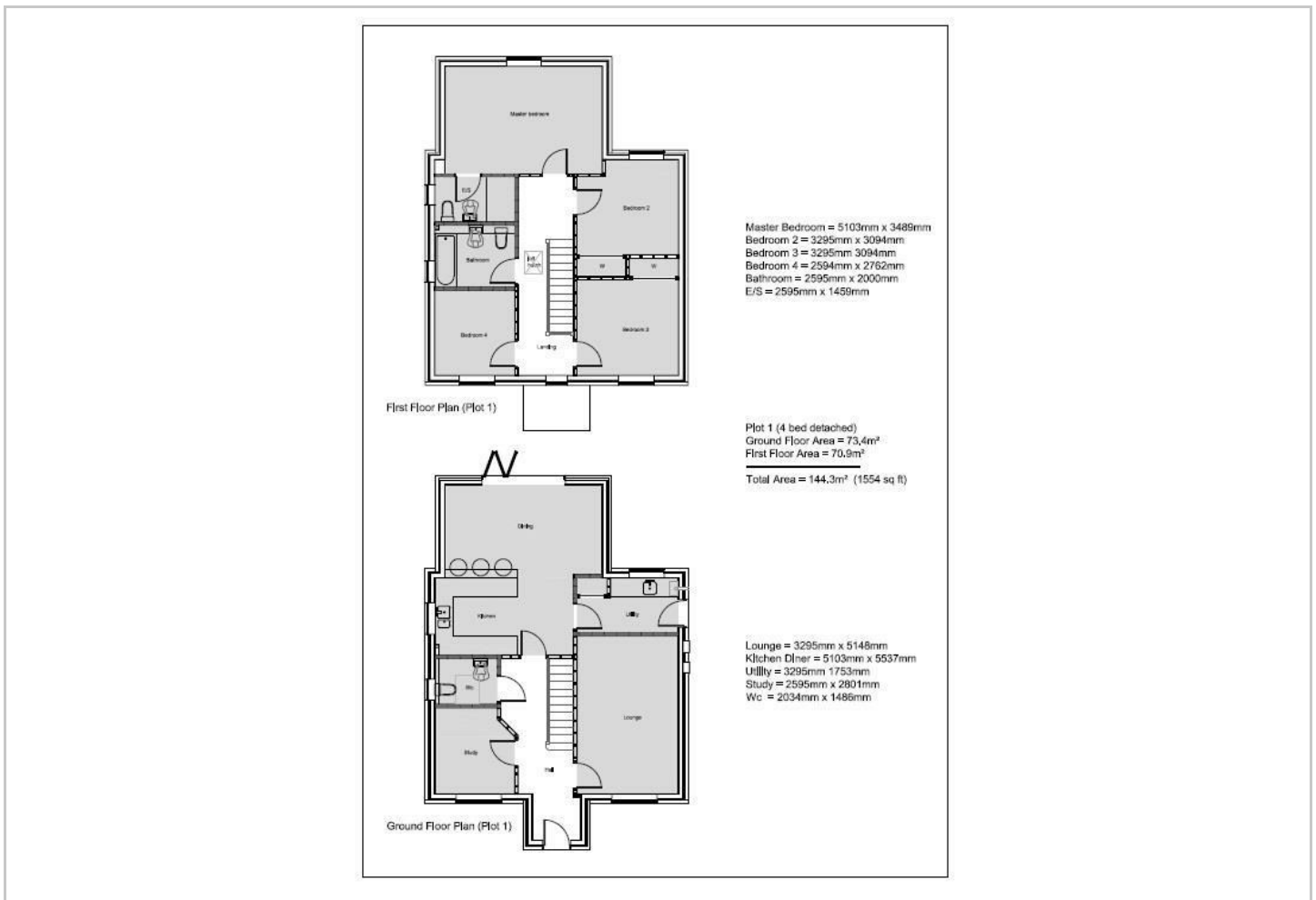
Hybrid Map



Terrain Map



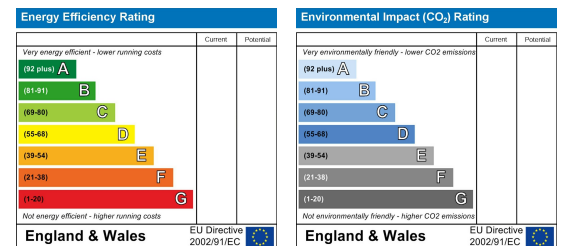
Floor Plan



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.