



12 Little Elms, Dursley, Gloucestershire, GL11 5FF
£590,000

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A beautifully presented and substantial five-bedroom detached executive home on a popular development, conveniently positioned for local shops, road and rail networks and the surrounding countryside. Built by Bovis Homes the property has a contemporary design throughout having been upgraded by the current vendors when they bought the property. On entering the property you are met by a spacious hallway which creates a welcoming entrance. Doors leads to the downstairs cloakroom, study/family room and sitting room, which has a lovely walk-in bay window, both the study and sitting rooms overlook the front of the property. The fabulous fitted kitchen/dining room, with centre island and breakfast bar, has marble work-surfaces with integrated appliances and stretches the width of the property with bi-fold doors leading onto the rear garden. There is a separate utility room with lots of storage and spaces for the washing machine and tumble dryer with work-surface above with sink and gas boiler and the external door to driveway. Karndean flooring also compliments the whole of the ground floor accommodation.

Upstairs a generous landing provides access to all five bedrooms with access to the loft and airing cupboard. Doors lead to the generous main bedroom which has dual aspect windows with dressing area complete with fitted wardrobes and door leading to the en-suite shower room. The second bedroom also benefits from its own en-suite shower room. There are also a further three good size bedrooms complementing the first floor of the property. The family bathroom is well-equipped with good-quality fittings and has a bath in addition to the double shower.

Outside the property is approached across a large driveway with ample parking for multiple vehicles leading to the detached double garage with double doors, power and light with personal door to the rear garden.

The rear garden is fully enclosed with patio area and lawned area to enjoy the day with a further area behind the garage with single seating area.





Entrance Hallway

Stairs to first floor with under-stairs cupboard, Karndean flooring, doors to;

Cloakroom

Karndean flooring, wc, pedestal wash hand basin, radiator.

Sitting Room

15'10 into bay x 11'8

Bay window to front aspect, window to side aspect, radiator, Karndean flooring.

Snug/Playroom

11'2 x 9'10

Window to front aspect, radiator, Karndean flooring.

Kitchen/Dining Room

29'10 x 14'9

Bi-fold doors to rear garden, window to rear aspect, Karndean flooring, range of contemporary wall and base units with marble work-surfaces and upstands, integral fridge/freezer, dish-washer, fitted oven with five ring gas hob with extractor over, inset stainless steel sink unit with mixer tap, centre island with marble work-surfaces with units below and breakfast bar, led lighting, door to;

Utility Room

6'9 x 6'5

Door to side, range of wall and base units with marble work-surfaces with



upstands, inset stainless steel sink with mixer tap, space for washing machine and tumble-dryer, Karndean flooring, radiator.

First Floor Accommodation

Bedroom One

15'6 x 11'6

Dual aspect windows, radiator, fitted wardrobe area, door to;

Ensuite

Window to front aspect, Karndean flooring, generous shower cubicle with waterfall and hand held shower, wc, pedestal wash hand basin, part tiled walls, chrome heated towel rail, shaver point, extractor fan.

Bedroom Two

12'9 x 12'3

Window to rear aspect, radiator, door to;

Ensuite

Window to side aspect, shower cubicle, wc, wash hand basin, part tiled walls, chrome heated towel rail.

Bedroom Three

10' x 9'2

Window to rear aspect, radiator.



Bedroom Four

9'10 x 9'1

Window to front aspect, radiator.

Bedroom Five

9'8 x 9'2

Window to rear aspect, radiator.

Bathroom

Window to side aspect, part tiled walls, bath with over-bath shower, Karndean flooring, wc, wash hand basin, chrome heated towel rail, extractor fan.

Double Garage

19'11 x 19'8

With two metal up and over doors, power and light, boarded over-head storage area.

Front Garden

Open plan front garden with lawned area, various plants and shrubs, path with steps to front door, driveway parking for multiple vehicles leading to the double garage, gated access to the rear garden, car charger point.

Rear Garden

Enclosed by fencing with gate to driveway, patio area, lawned area, patio path



leading to an area behind the garage with shingle area and space for a garden shed.

Agents Notes

There is an estate charge of approximately £214 per annum (Gateway Management Company) with remainder of 8 years on the Warranty.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	85	
(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	

DISCLAIMER

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.

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