



**HUNTERS®**

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## **51 Lister Road, Dursley, GL11 4FB**

**£375,000**

Located on the extremely popular Littlecombe development within easy access of all the amenities of the town centre, this beautifully presented home offers generous accommodation arranged over three floors. Enhanced by our sellers the accommodation comprises of entrance hallway leading to cloakroom, utility room and reception room which was part of the former garage. Stairs from the hallway lead up to the first floor with extended kitchen/dining room which has been upgraded with a stunning fitted kitchen with balcony to the front and a spacious reception room overlooking the rear garden. On the second floor there are three bedrooms with ensuite to bedroom one and family bathroom. Outside the front gives access to the carport with electric charging point, garage and an enclosed rear garden which has been beautifully landscaped with lower patio area, astro turf area and steps leading up to a further patio seating area with pergola.

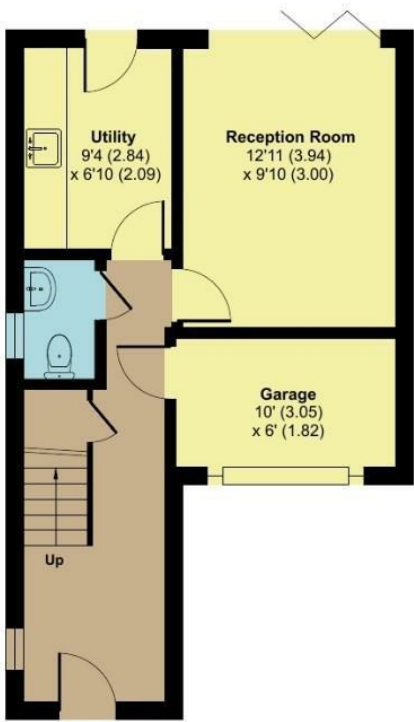
Lister Road is located close to Dursley Town Centre with its range of day to day retailers, Rednock Secondary School, leisure centre/swimming pool, doctors, dentists and eateries. For those needing to commute there is easy access to the A38 and M5 motorway network for onward travel to Bristol, Gloucester and Cheltenham. The area also benefits from a mainline train station at Box Road, Cam enabling access to London (Paddington) via Gloucester. Viewing is essential to fully appreciate this stunning property on offer.

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Lister Road, Dursley, GL11

Approximate Area = 1444 sq ft / 134.1 sq m

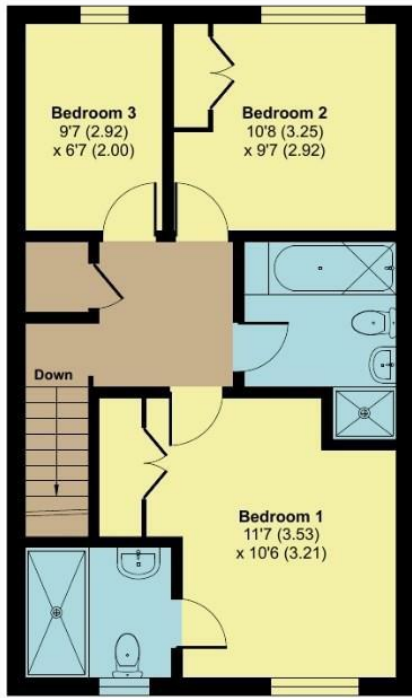
For identification only - Not to scale



GROUND FLOOR  
APPROX FLOOR  
AREA 37.5 SQ M  
( 404 SQ FT)



FIRST FLOOR  
APPROX FLOOR  
AREA 48.3 SQ M  
( 520 SQ FT)



SECOND FLOOR  
APPROX FLOOR  
AREA 48.3 SQ M  
( 520 SQ FT)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nōtchecom 2025. Produced for Hunters Property Group. REF: 1252753

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		



**Entrance Hallway**

Via front door with glazed side panels to entrance hallway with radiator, small window to side, stairs to first floor landing and doors to:

**Cloakroom**

Low level WC and wash hand basin.

**Utility**

Fitted with a range of base units with work-surfaces over, stainless steel sink unit, space for washing machine and tumble dryer, wall cupboard housing boiler, glazed door to rear garden.

**Reception Room**

Bi-folding doors to rear garden, radiator.

**First Floor Landing**

From the entrance hallway stairs lead to first floor landing with doors to:

**Kitchen/Dining Room**

Fitted with a range of modern wall and base units with quartz work-surfaces over, inset sink unit, double oven, breakfast bar with hob unit and extractor over, integrated microwave, space for American fridge/freezer, radiator, window to front and French doors to a decked balcony with a glass screen.

**Reception Room**

A spacious room with large window overlooking rear garden, a further window to rear and radiator.

**Second Floor Landing**

From the first floor stairs lead to second floor landing with access to loft space, radiator, airing cupboard and doors to:

**Bedroom One**

Window to front, generous built-in wardrobe, door to:

**Ensuite**

Fitted with a white suite comprising shower cubicle with glazed sliding door, WC, pedestal wash hand basin, part tiled walls and tiled floor, ladder towel radiator, frosted window to front.

**Bedroom Two**

Window to rear, built-in wardrobe, radiator.

**Bedroom Three**

Window to rear, radiator.

**Family Bathroom**

Fitted with a white suite comprising panelled bath with shower mixer tap, WC, pedestal wash hand basin, shower cubicle with sliding glazed door, radiator, tiled walls and tiled floor.

**Outside**

The rear garden has been landscaped to include patio area, astro-turf area and a further raised seating area with pergola. There are walled and fenced boundaries and side gated access to the front of the property.

To the front is a driveway leading to carport with electric charging point, integral garage and shingle area with path to front door.

**Garage/Store Room**

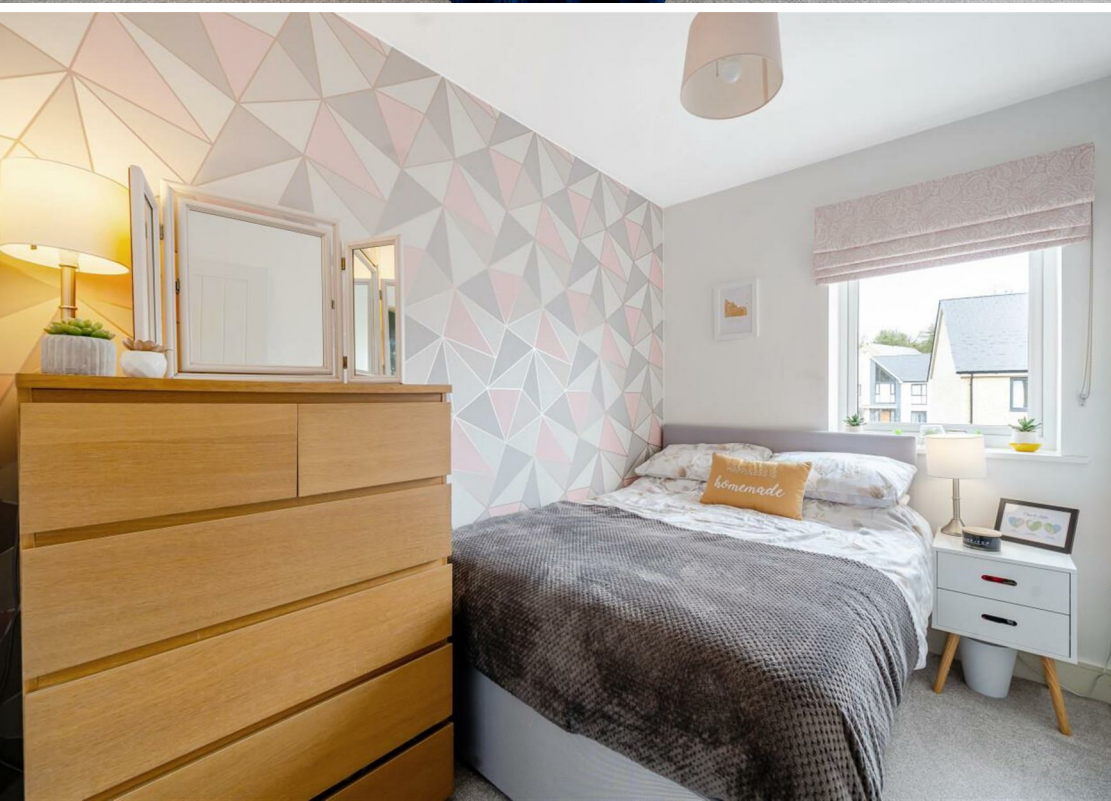
Via courtesy door from the entrance hallway with up and over door, power and light.















- Three Storey Townhouse in Popular Development Location
- Extremely Well Maintained
- Stunning Fitted Kitchen/Dining Room With Balcony
- Two Reception Rooms
- Three Bedrooms
- Bedroom One with Ensuite Facilities
- Family Bathroom & Cloakroom
- Separate Utility
- Landscaped Private Rear Garden
- Carport and Integral Garage



