

HUNTERS®

HERE TO GET *you* THERE



3 Wyatt Close

Dursley, GL11 4FE

Offers In Excess Of £300,000



Council Tax: C



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Ground Floor Accommodation

Entrance Hallway

With stairs leading to the first floor with understairs cupboard, Karndean flooring, radiator, doors to;

Kitchen/Dining Room

10'11" x 10'0" (3.33m x 3.07m)

Window to front aspect, range of contemporary wall and base units with work-surfaces and up-stands, stainless steel one and a half bowl sink unit with mixer tap, integral oven and hob with extractor over, cupboard housing Ideal gas boiler, Karndean flooring, space for washing machine, dishwasher and fridge/freezer (by negotiation), radiator, shelving area.

Lounge/Diner

15'3" x 10'9" (4.65m x 3.29m)

French doors with glazed side panels leading to the rear garden, radiator.

Downstairs Cloakroom

Window to side aspect, with low level wc, pedestal wash hand basin with tiled splash-back, radiator, Karndean flooring.

First Floor Accommodation

Landing Area

Good size landing area, access to the loft with light, radiator, doors to;

Bedroom One

9'4" to wardrobes x 10'5" max narrowing to 8'2" (2.87m to wardrobes x 3.18m max narrowing to 2.49m)

Window to front aspect, wood panelling to wall, range of mirror fronted wardrobes, radiator, door to;

En-Suite

Contemporary en-suite with tiled shower cubicle with shower, pedestal wash hand basin, wc, heated towel rail, part tiled walls.

Bedroom Two

10'2" x 8'10" (3.10m x 2.69m)

Window to rear aspect, radiator.

Bedroom Three

10'9" x 6'1" (3.30m x 1.87m)

Window to rear aspect, radiator, part panelled walls.

Bathroom

Window to side aspect, white suite comprising bath with shower attachment and shower screen, pedestal wash hand basin, wc, part tiled walls.

Outside

Front Garden

Open plan front garden with path to front door, various plants and shrubs.

Driveway Parking

Paved driveway parking for two/three cars can be found to the side of the property with gated access to the rear garden.

Rear Garden

The rear garden is of a particularly good size with porcelain patio seating areas with sleeper surrounds, edged by shingle borders with plants and shrubs, lawned area, further patio with garden storage, enclosed by fencing and gate to driveway.

Agent Note

Please note there is an Estate Management Charge payable, please call the office for details.

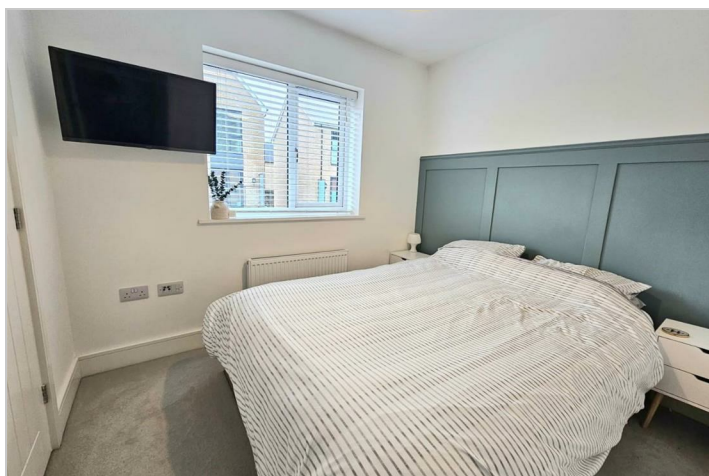
Tel: 01453 542 395

Beautifully presented throughout, this end of terrace property is situated on the sought after St Modwen, Littlecombe Development. On entering the property you are met by a spacious entrance hallway with Karndean flooring with stairs leading to the first floor. Doors lead to the contemporary fitted kitchen, again with Karndean flooring, with a good range of wall and base units. The lounge is found to the rear of property with French doors leading to the rear garden. The first floor has a landing area giving access to three bedrooms and modern bathroom. The main bedroom is found to the front of the property with mirror fronted wardrobes and en-suite shower room. Two further bedrooms overlook the rear of the property and the bathroom has a white suite with window to side. Outside the property has an open plan front garden with paved driveway parking for two/three cars found to the side of the property. The rear garden is of a particularly good size with porcelain patio areas to enjoy the day.

The property also benefits from gas central heating and the remainder of the NHBC Warranty.

Wyatt Close 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 the property on offer.

- Beautifully Presented Family Home
 - Fitted Kitchen/Breakfast Room
 - Main En-Suite Bedroom
 - Contemporary Bathroom
 - Generous Rear Garden with Porcelain Patio Areas
- Entrance Hallway and Cloakroom
 - Lounge/Dining Room
 - Two Further Bedrooms
- Driveway Parking to Side for Two/Three Cars
 - Viewing Essential



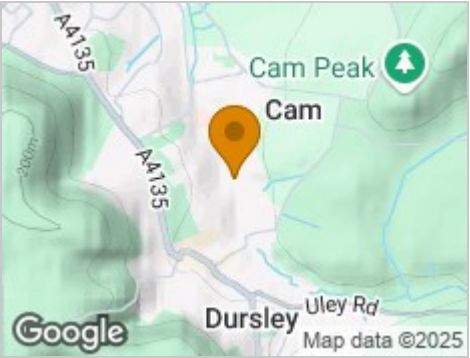
Road Map



Hybrid Map



Terrain Map



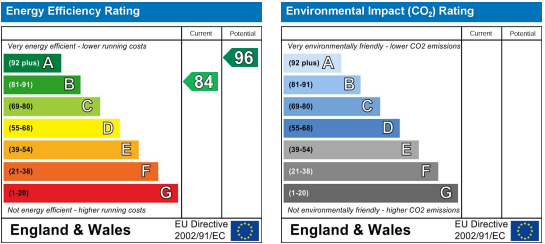
Floor Plan



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.