

HUNTERS[®]

HERE TO GET *you* THERE



The Cottonwood, Lister Gardens

Cam, Dursley, GL11 5DJ

Guide Price £279,000





Area Map



The Cottonwood offers modern open plan living spaces to meet the needs of the whole family. Off the hallway you'll find a spacious lounge, with plenty of room for the whole family to relax after a busy day. Understairs storage can be accessed via your lounge.

The open plan kitchen/dining room is a brilliant space for the family to spend time together, you can keep a watchful eye on homework duties, while catching up over a cuppa with friends and family. You'll also find access to the garden via French doors, so you can let the party spill out and the kids flow back in. The downstairs cloakroom is a great addition too, especially when you have guests. On the first floor, you'll find two spacious bedrooms and a family bathroom.

Lister Gardens 2 is a brand new development of 2, 3 & 4 bedroom homes.

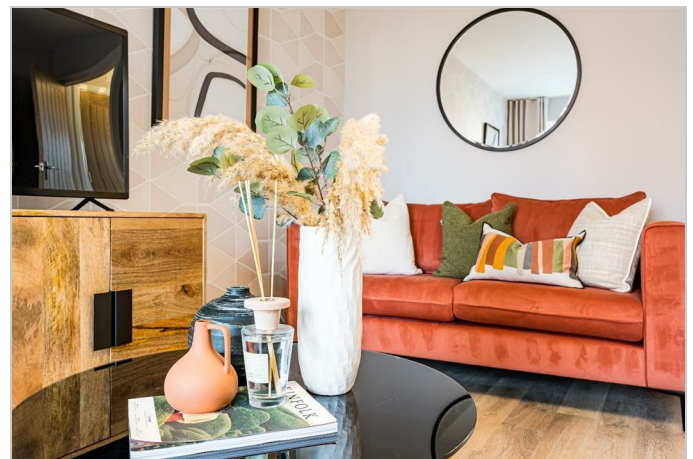
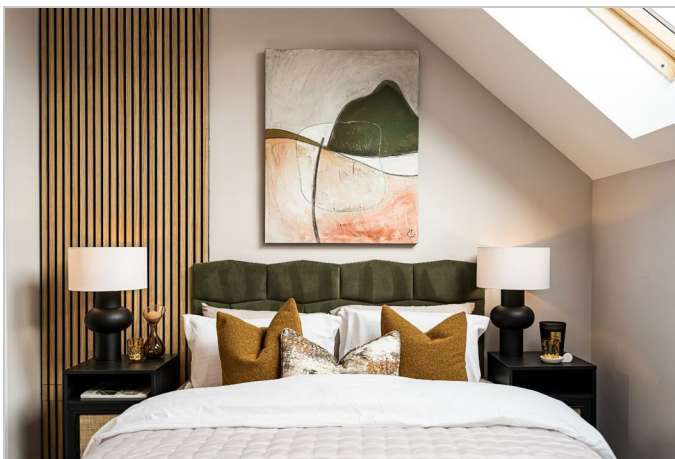
Ideally situated on the northern edge of the village just 3 miles north of Dursley, the homes are within easy commutable distance by road and rail of the regional centres of Stroud, Gloucester, Cheltenham and Bristol. The development is also surrounded by pockets of open space, and is within walking distance to local amenities and Cam & Dursley train station.

All of the homes are designed with energy efficiency in mind and have undergone pivotal enhancements to embrace sustainable living with solar panels and EV charging points throughout the site, along with bird boxes and even a hedgehog highway to encourage local wildlife!

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-100) A			(82 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		



- Two Bedrooms
- Contemporary Oak Panel Doors
- Family Bathroom
- Solar Panels
- Open Plan Layout
- Living Room
- Driveway
- Luxury Fitted Kitchen/Diner
- Cloakroom
- Electric Car Charging Point



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 OR LETTING?** If you are thinking of selling or letting 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.