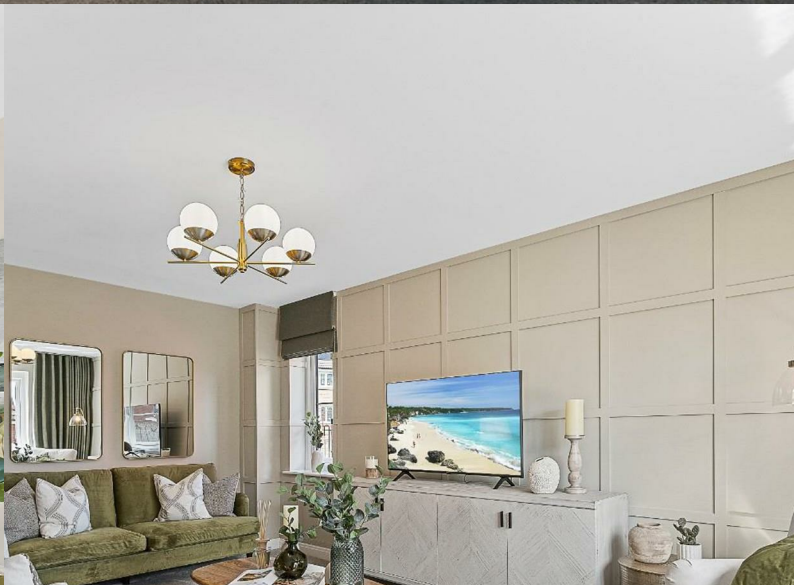


HUNTERS[®]

HERE TO GET *you* THERE



The Whitebeam, Lister Gardens

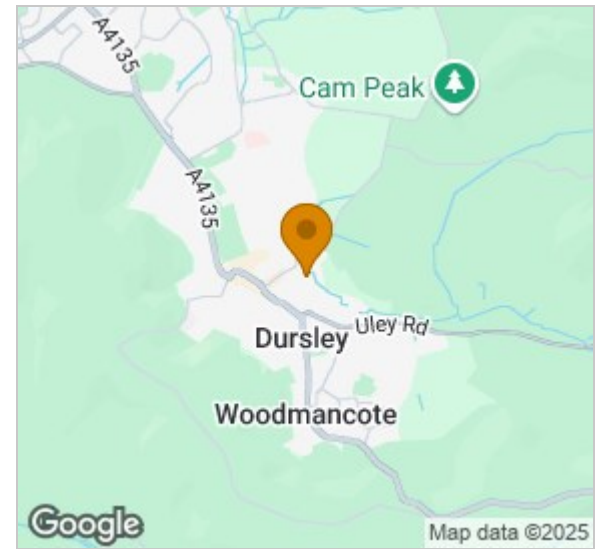
Cam, Dursley, GL11 5DJ

Guide Price £365,000





Area Map



The Whitebeam is an attractive double-fronted 3 bedroom home, with plenty of kerb appeal which you'll get to enjoy every time you arrive home.

Designed with modern family living in mind, the layout of the open plan kitchen/dining room allows you to keep a close eye on homework duties, while catching up over a cuppa with friends and family. This flexible open plan space offers you an area to comfortably work from home, without impacting on your family living space. French doors lead to the garden, creating a light, bright and airy home. You'll also find handy storage underneath the stairs, to hide away the less glamorous parts of your home.

Across the hall, the dual-aspect lounge is a great space for when you need some relaxing quiet time too. The downstairs cloakroom is an added bonus and comes in handy especially when you have guests.

The first floor comprises of a principal bedroom with an en suite shower room and two further bedrooms along with a spacious family bathroom. If you're looking for additional space for your growing family, the third bedroom would make a brilliant nursery, but how you choose to use your space is completely up to you.

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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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		

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



- ****£18,250 Deposit Contribution****
- **Kitchen/Dining Room**
- **Contemporary Oak Panel Doors**
- **Three Bedrooms**
- **Living Room**

- **Bathroom and Ensuite**
- **Cloakroom**



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.

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