

# HUNTERS®

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## 14 Castle Stream Court

Dursley, GL11 5GN

Guide Price £275,000



Council Tax: B



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## Entrance Hall

Laminate flooring, understairs cupboard, door to:

## Cloakroom

Window to front aspect, WC, wash hand basin, laminate flooring, radiator, fuse box, tiled splash-back.

## Kitchen

Window to front aspect, range of wall and base units with work-surfaces, one and a half bowl sink unit with tap, space for fridge/freezer, integrated oven and gas hob with extractor over, tiled splash-back, space for washing machine, Vaillant boiler.

## Living Room

Window to rear aspect, radiator, stairs to first floor landing, French doors to conservatory.

## Conservatory

With low stone walls, French doors to garden, windows to sides, tiled flooring.

## First Floor Landing

From the living room stairs lead to first floor landing.

## Bathroom

Window to front aspect, bath with over-bath shower, pedestal wash hand basin, WC, mirror fronted cabinet, heated ladder rail, part-tiled walls.

## Bedroom One

Window to rear aspect, radiator, fitted wardrobes, door to:

## Ensuite

Shower cubicle, pedestal wash hand basin, WC, heated towel rail, extractor fan, part-tiled walls.

## Bedroom Two

Window to front aspect, radiator, fitted cupboard, access to loft space with ladder.

## Outside Rear

Edged by fencing, patio area, shingle area, feature apple tree, path leading to parking spaces with gate.

## Outside Front

Patio path leading to front door, shingle area.

## Agents Note:

Please note an Estate Management Fee is payable of approximately £20.00 pcm.

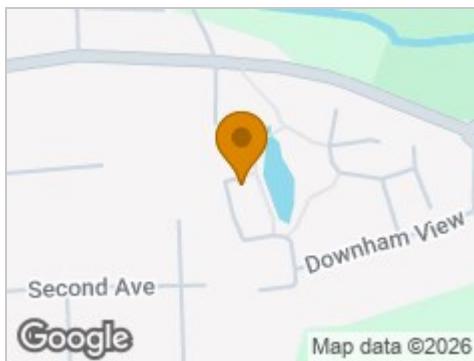
Situated in the sought after Castle Stream Court cul-de-sac this property was built by Westbury Homes, centered around the beautiful millpond with a large area of green space, ideal for outside leisure and relaxing. The property is entered via an entrance hallway giving access to the downstairs cloakroom, fitted kitchen with a range of units with space for the washing machine and fridge/freezer. The lounge, with stairs leading to the first floor, is found to the rear of the property with French doors leading into the conservatory which in turn gives access to the low maintenance rear garden. The first floor has a landing area leading to the main bedroom with en-suite shower room, a further bedroom and family bathroom. Outside the property has an open plan front garden with path leading to the front door. The rear, low maintenance, garden is enclosed by fencing with path and gate leading to the parking for two cars found to the side of the property. Viewing is highly recommended.

Situated close to the Uley Road, Castle Stream Court is a short drive from the bustling Town Centre of Dursley with its full range of shopping, recreational and schooling facilities, doctors, dentists, cafes and leisure centre/swimming pool. The A38 and M5 motorway provide daily commuting routes to the larger cities of Bristol, Gloucester and Cheltenham and there is a mainline train station at Box Road, Cam serving Bristol and London (Paddington) via Gloucester.

- Delightful Setting by the Millpond
- Entrance Hallway and Cloakroom
- Lounge with French Doors to the Conservatory
  - Further Bedroom and Family Bathroom
  - Low Maintenance Rear Garden
- Spacious, Two Bedroom, Family Home
- Fitted Kitchen
- Main Bedroom with En-Suite Shower Room
- Open Plan Front Garden
- Off Street Parking for Two Cars



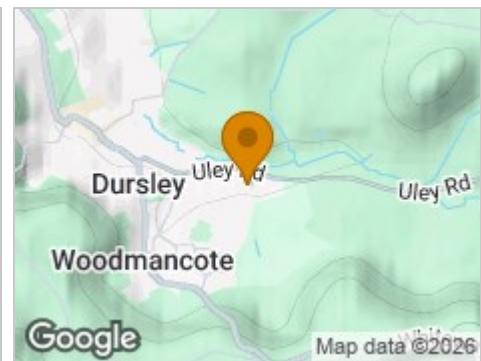
## Road Map



## Hybrid Map



## Terrain Map



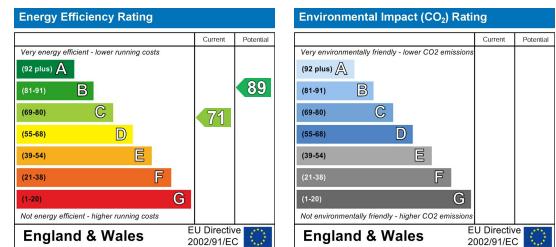
## Floor Plan



## 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.