



Individual Architect Designed
3 Bedroom Detached Brand New Home
Woodland Avenue, Dursley.

Guide Price £425,000
www.griffithnobes.co.uk



3 BEDROOM DETACHED PROPERTY | BRAND NEW HOME | FAMILY HOME | INDIVIDUAL ARCHITECT DESIGNED
SPACIOUS LOUNGE AREA | OPEN PLAN KITCHEN DINER LIVING SPACE | MASTER BEDROOM WITH ENSUITE BATHROOM
EPC RATING 'B' | MODERN THROUGHOUT | GOOD SIZED DRIVEWAY | ENCLOSED GARDEN | ICW WARRANTY

01453 799938
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Woodland Avenue, Dursley, Gloucestershire, GL11

An exceptionally light and modern three-bedroom detached family home with flexible open plan living space.

This brand new beautifully designed and carefully considered new build property showcases the use of modern and durable materials to give a sleek and contemporary finish throughout. Designed with careful consideration to the overall functionality expected of a family home. The windows are carefully positioned to make the most of the natural light.

Accommodation comprises an entrance hall, stunning and spacious open plan living room with dining area and fitted kitchen. Integral fridge freezer and single oven. Additional downstairs accommodation includes a utility area/cloakroom and under-stairs storage cupboard.

Upstairs has three bedrooms and a family bathroom. The master bedroom benefits from an ensuite bathroom complete with Bath/Shower. The stairs, landing and bedrooms are all carpeted.

Two pairs of sliding patio doors invite you outside into the rear garden, with a covered paved patio area leading to the block paved driveway/parking area which is suitable for two cars and conveniently in reach of outdoor electrical outlets. The garden is laid to lawn with some fruiting trees planted, a compost unit and garden storage unit.



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Approximate Area = 1119 sq ft / 103.9 sq m

For identification only - Not to scale

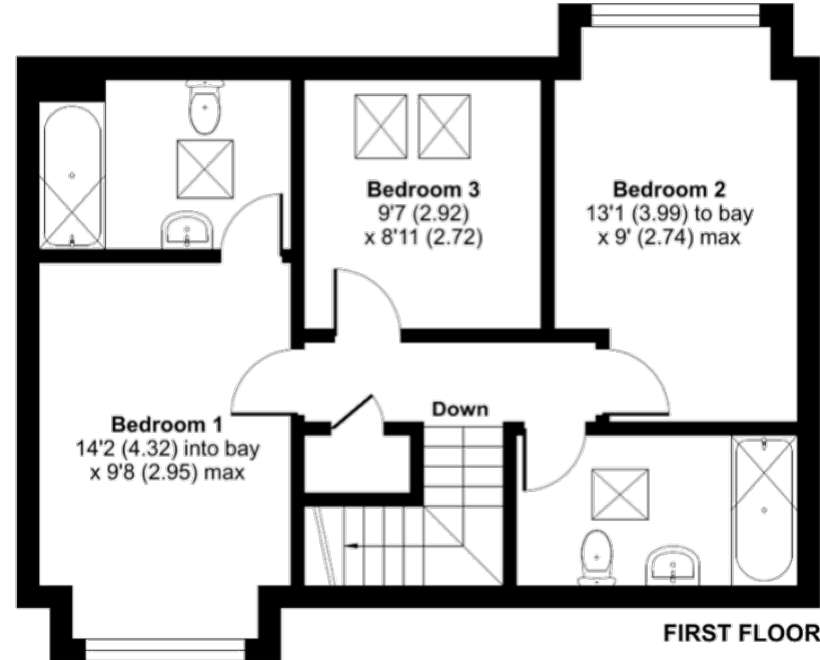
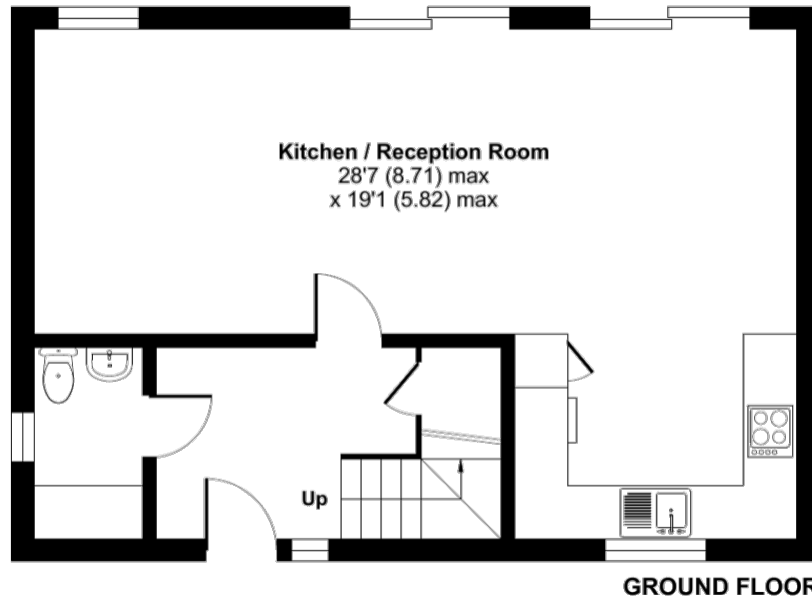


Council Tax Band: TBC Tenure: Freehold

Viewings available by appointment only.

Tel: 01453 799938 or E-Mail: hello@griffithnobes.co.uk for further details.

Floorplans are provided for illustrative purposes only and are not drawn to scale. Any descriptions, measurements, areas, openings, orientations or fixtures and fittings shown are approximate and should not be relied upon and do not form part of any agreement. All parties must rely on their own inspections or surveys. No liability is taken for any errors or omissions.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2023. Produced for Griffith Nobes Lettings and Management Ltd. REF: 1025847



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We work with a number of companies that provide services that may be of interest to you, and where you take up a referral we may earn an average fee of £100.00.

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