



Well Presented Family Home
5 Bedroom Detached Home
Lister Road, Dursley, Gloucestershire, GL11

Guide Price £615,000
www.griffithnobes.co.uk



DETACHED FAMILY HOME | FIVE BEDROOMS | EXCEPTIONALLY MODERN AND WELL MAINTAINED | PRIME LOCATION

EN-SUITE MASTER BEDROOM | FAMILY BATHROOM | ADDITIONAL CLOAKROOM AND SHOWER ROOM

EPC RATING: C | GAS CENTRAL HEATING | DOUBLE GLAZING | PARKING | DOUBLE GARAGE

01453 799938

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Immaculately presented and well positioned five-bedroom detached family home with double garage, ample driveway parking and a beautifully established garden.

Ground floor accommodation comprises the entrance hallway with cloakroom, kitchen/diner with utility area, living room and a second reception room/family room. Both the kitchen and living room benefit from a double set of French doors leading to the patio of the rear garden.

First floor accommodation boasts the master bedroom with ensuite shower room and built-in wardrobes. Two additional bedrooms complete the first floor along with a family bathroom with shower over the bath.

The second floor completes the accommodation with two additional double bedrooms each with built in wardrobes/storage and the benefit of an additional shower room.

The rear garden offers a versatile family space with large patio perfect for seating or entertaining and a lawned area with established borders including fruit trees, offering dappled shade in the summer.

Littlecombe is well placed for access to the M5, A38 and Cam and Dursley Railway Station, making it ideal for commuters to Bristol, Gloucester and Cheltenham; offering a great work-life balance for those who enjoy the great outdoors.

The property offers a picturesque and tranquil setting, overlooking a charming footbridge that spans the River Cam as it meanders through the Littlecombe Housing Development. Dursley and its surrounding villages boast stunning, breath-taking views and an array of countryside walks, including the renowned Cam Peak, Longdown, Uley Bury, Stinchcombe Hill, Twinberrow, and Nunnery Woods.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		86
(69-80)	C	77	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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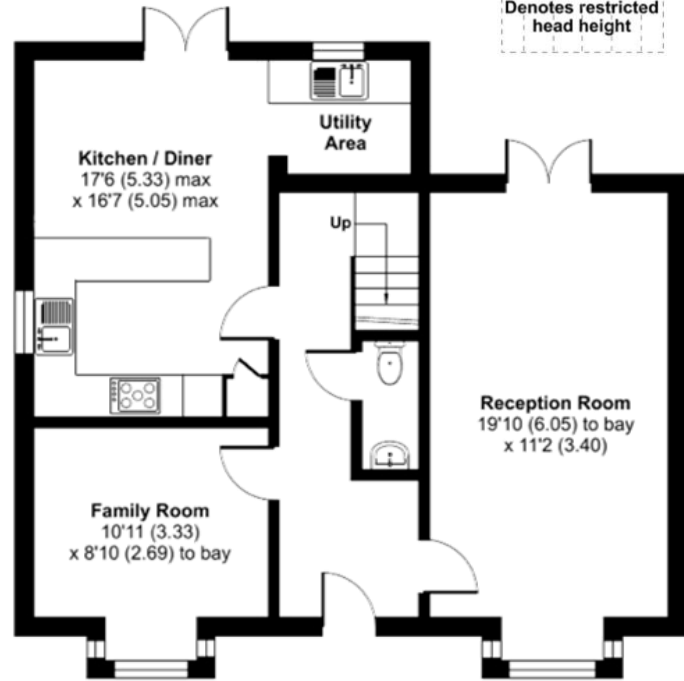
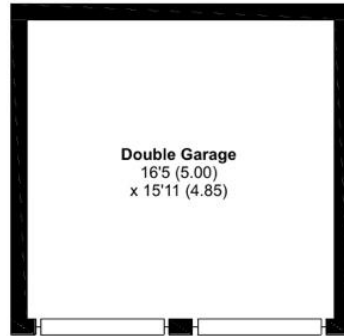


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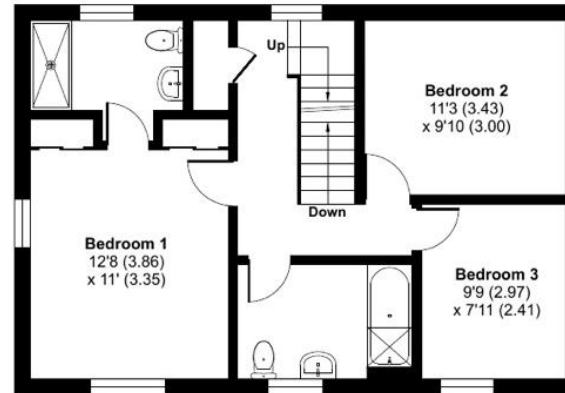
Approximate Area = 1658 sq ft / 154 sq m
Limited Use Area(s) = 71 sq ft / 6.5 sq m
Garage = 264 sq ft / 24.5 sq m
Total = 1993 sq ft / 185 sq m

For identification only - Not to scale

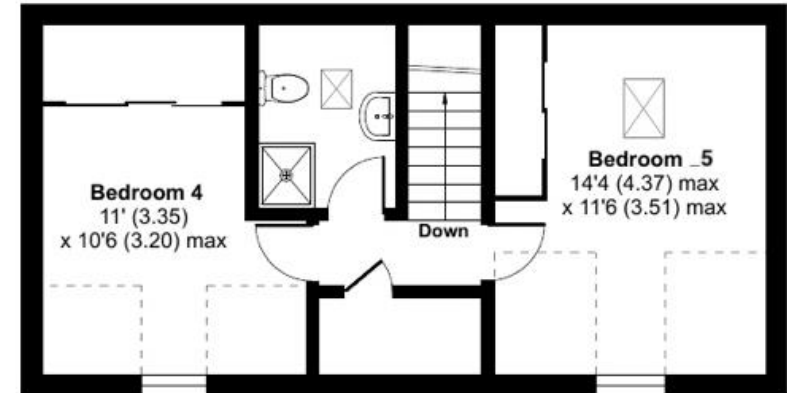
Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Council Tax Band: **E (£2,735.96)** Tenure: **Freehold.** EPC Rating: **C**
Service Charge: **Approximately £380 per year**

Utilities: **Mains Gas, Mains Water, Mains Sewer.**

Broadband: **Standard up to 12Mbps*, Superfast up to 70Mbps***
Phone Network: **EE, Three, o2, Vodafone* (Some limited indoor)**
*Information obtained from Ofcom Website, August 2024.

Viewings available by appointment only.
Tel: 01453 799938 or E-Mail: hello@griffithnobes.co.uk for further details.



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



IMPORTANT NOTE:

These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The Seller does not make or give, nor do Griffith Nobes Lettings and Management Ltd ("we") or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property which are NOT included unless specified in writing.

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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