



hunter
french

27 Yellow Hundred Close, Dursley, Gloucestershire, GL11 5BA

An immaculately presented four-bedroom town house, situated in a peaceful cul-de-sac setting, close to the centre of Dursley and within just a short walk of the town centre and all its useful amenities.

Yellow Hundred Close is just a ten minute walk (approx.) of Dursley town centre, and its great selection of local amenities. This particular property is an attractive development of modern homes built by Newland Homes in 2008. The accommodation is arranged over three floors with a versatile layout extending to just over 1180sq.ft of living space.

The property is entered into a welcoming entrance hall with a tiled floor and access to a downstairs cloakroom. Stairs from the hallway lead up to the first floor, along with an adjacent door into the kitchen and living areas, which has been designed to create a sociable space for modern day life. The kitchen/dining area sits to the front of the house and continues with a matching tiled floor to the hallway. There is a good range of contemporary wall and base cabinets with a granite effect laminated worktop, and an integrated electric oven and gas hob. There is space and plumbing for a washing machine along with space for a freestanding larder fridge and tumble dryer. To one corner of the room is a built-in understairs cupboard providing useful, extra storage. The welcoming sitting room area runs the width of the rear of the property and is filled with natural light from a large window and adjacent French doors that lead directly out into the rear garden.

On the first floor there are three well-proportioned double bedrooms and an airing cupboard. The larger of the three benefits from a built-in wardrobe and has two windows overlooking the garden to the front. The family bathroom has a modern white suite comprising a bath with a shower attachment, low level WC and a wash hand basin.

On the second floor there is a spacious master bedroom with both a built-in wardrobe and eaves storage. An en-suite shower room with a Velux window, providing lots of light completes the accommodation.

At the front of the property there is an area predominantly laid to lawn bordered by a mature beech hedge. A paved path leads to the front door and continues along to the neighbouring property, providing pedestrian access only.



The enclosed, low maintenance rear garden is a private space enclosed by wooden fencing to one side and an attractive brick wall to the other with a wooden pedestrian gate inset which leads out to the integrated garage with power and light. There is tandem off-road parking for two vehicles in front of the garage. A path continues down to the side of the garage which leads back to the front of the house.

We understand the property is connected to all mains services: gas, electric, water and drainage. Council Tax Band C (Stroud District Council). The property is freehold.

EPC – C (75).

The market town of Dursley offers a wide array of amenities, including independent retailers and supermarkets. The town has a primary school and the highly regarded Redknock secondary school, doctors and dentists' surgeries and a leisure centre with a swimming pool. There are an excellent choice of pubs and restaurants, including the charming Old Spot Inn. Numerous walks and cycling opportunities are literally from the doorstep, including The Cotswold Way. Communication links are very good with Dursley being situated close to the M5 motorway (Junction 14), providing easy access throughout the Southwest. Cam and Dursley train station is approximately five miles away, offering a regular train service between Bristol and Gloucester.

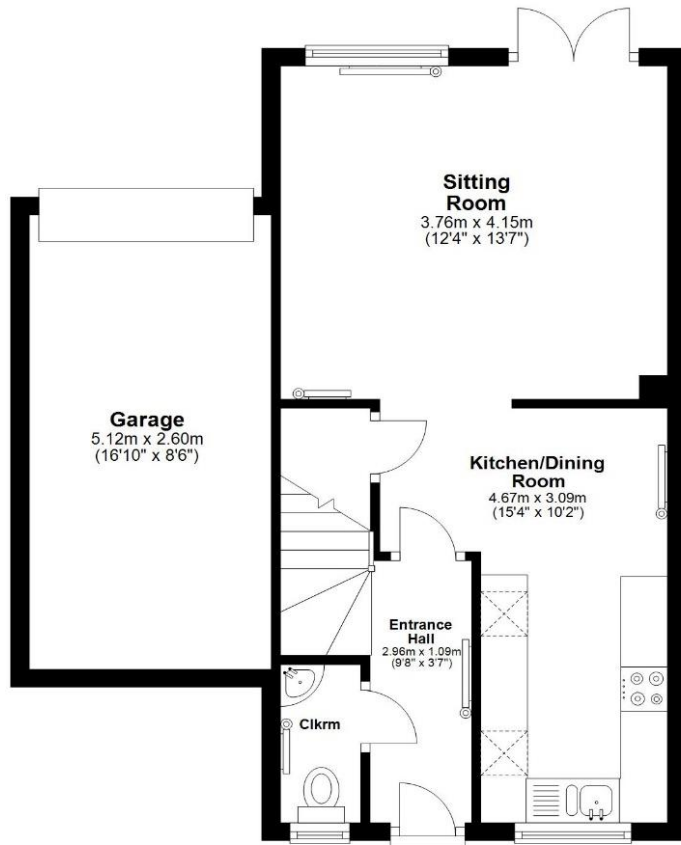


Guide Price £350,000



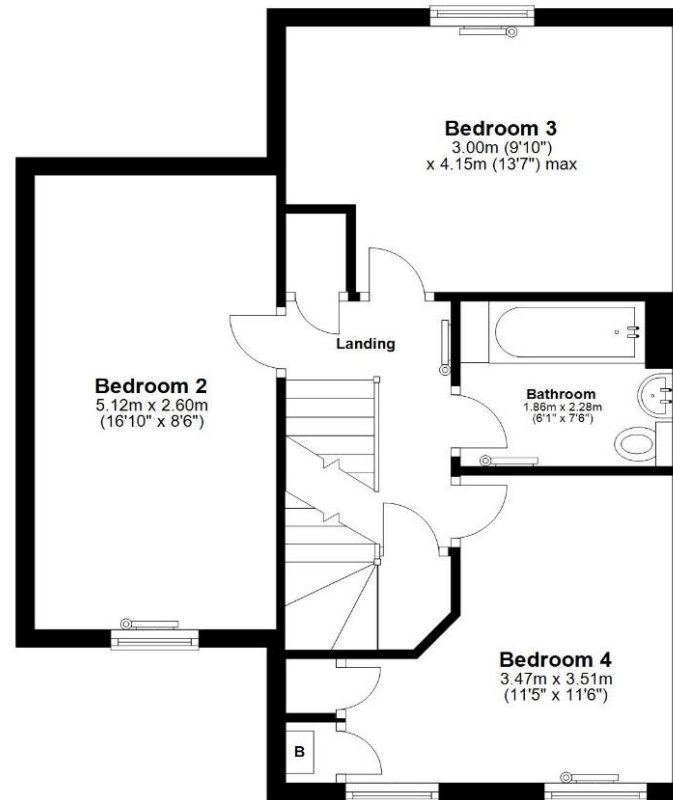
Ground Floor

Main area: approx. 35.4 sq. metres (381.3 sq. feet)
Plus garages, approx. 13.3 sq. metres (143.2 sq. feet)



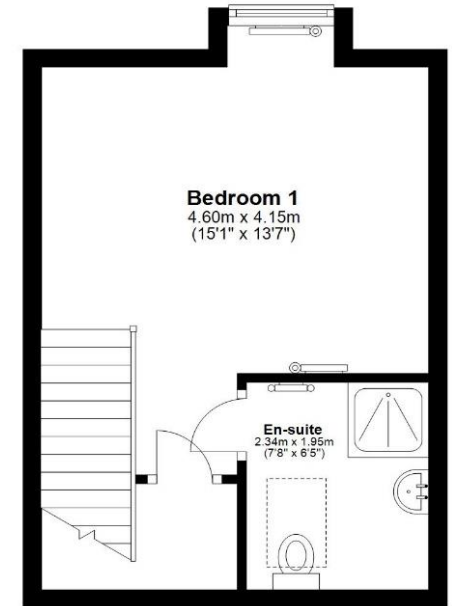
First Floor

Approx. 49.2 sq. metres (530.0 sq. feet)



Second Floor

Approx. 25.0 sq. metres (269.0 sq. feet)



Main area: Approx. 109.7 sq. metres (1180.3 sq. feet)
Plus garages, approx. 13.3 sq. metres (143.2 sq. feet)