



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
85	94	A	A
<p>Very energy efficient - lower running costs</p> <p>Very environmentally friendly - lower CO₂ emissions</p>		<p>Very energy efficient - lower running costs</p> <p>Very environmentally friendly - lower CO₂ emissions</p>	
<p>England & Wales EU Directive 2002/91/EC</p>		<p>England & Wales EU Directive 2002/91/EC</p>	

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38 Lister Road, Dursley,
GL11 4FH

Price Guide
£470,000



WELCOME TO THIS STUNNING PROPERTY LOCATED ON LISTER ROAD IN THE CHARMING TOWN OF DURSLEY. THIS NEARLY NEW DETACHED HOUSE BOASTS A GENEROUS 1,625 SQ FT OF LIVING SPACE, PERFECT FOR A GROWING FAMILY.

AS YOU STEP INSIDE, YOU ARE GREETED BY NOT ONE, BUT TWO SPACIOUS RECEPTION ROOMS, OFFERING PLENTY OF SPACE FOR ENTERTAINING GUESTS OR SIMPLY RELAXING WITH YOUR LOVED ONES. THE MODERN DESIGN AND LAYOUT OF THE HOUSE PROVIDE A SEAMLESS FLOW FROM ROOM TO ROOM, CREATING A WARM AND INVITING ATMOSPHERE THROUGHOUT.

WITH FOUR WELL-APPOINTED BEDROOMS AND THREE BATHROOMS, INCLUDING ONE EN-SUITE, THERE IS NO SHORTAGE OF COMFORT AND PRIVACY IN THIS LOVELY HOME. THE BEDROOMS OFFER AMPLE SPACE FOR REST AND RELAXATION, WHILE THE BATHROOMS FEATURE SLEEK FIXTURES AND FITTINGS FOR A TOUCH OF LUXURY.

BUILT IN 2020, THIS PROPERTY COMBINES CONTEMPORARY STYLE WITH QUALITY CRAFTSMANSHIP, ENSURING A HIGH STANDARD OF LIVING FOR ITS FUTURE RESIDENTS. THE LARGE WINDOWS FLOOD THE ROOMS WITH NATURAL LIGHT, CREATING A BRIGHT AND AIRY FEEL THAT IS SURE TO UPLIFT YOUR SPIRITS.

DON'T MISS OUT ON THE OPPORTUNITY TO MAKE THIS BEAUTIFUL HOUSE YOUR NEW HOME. CONTACT US TODAY TO ARRANGE A VIEWING AND EXPERIENCE THE CHARM AND COMFORT THAT THIS PROPERTY ON LISTER ROAD HAS TO OFFER.

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38 Lister Road, Dursley, GL11 4FH

SITUATION

38 Lister Road is situated on this extremely popular development within walking distance of Dursley town centre. Being a recent development phase and still within the NHBC 10 year warranty. Dursley town offers an excellent range of shopping facilities including: Sainsbury's supermarket and both primary and secondary schooling, swimming pool, gym and walks. Cam village is close by also offering a growing range of facilities including: Tesco supermarket and a range of local traders along with post office, doctors and dentists surgeries. There is also a choice of three local primary schools. The Littlecombe development is in the course of final construction and is offered with pleasant walkways and bridges along with play areas.

DIRECTIONS

From Dursley town centre proceed past Sainsburys supermarket along the A4135 and at the town hall and Church, take the first on the roundabout onto Long Street and continue to the bottom of the incline, taking the left turning at the junction onto Drake Lane. Take the next turning on the left onto Lister Road and proceed 100 metres and the property will be located on the left hand side.

DESCRIPTION

This well presented 'Barlow' house was constructed in 2020 and holds 6 years left on the current 10 year NHBC warranty. The owner has maintained the property from new having a contemporary feel throughout, with ample space over two floors. The property briefly comprises: large entrance hallway with under stairs storage cupboard, 2nd reception room, cloakroom, an open plan living arrangement having lounge, modern kitchen and dining area, separate utility room with side access to driveway. On the first floor, there are four good sized bedrooms, master with modern ensuite, additional large family bathroom with separate shower cubicle. The rear garden has been upgraded and is offered with an attractive patio area with built in fire pit and lawned area with access to the detached garage and driveway.

THE ACCOMMODATION

(Please note that our room sizes are quoted in metres to the nearest one hundredth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide).

CANOPY

ENTRANCE HALLWAY

Spacious entrance hallway with composite front door with glazed side screens, radiator, stairs to first floor and useful under stair cupboard.

LOUNGE AREA 3.48m x 4.67m (11'5" x 15'3")

Having double glazed window to front, radiator and good size opening through to dining area, making this an extremely sociable space for family living.

KITCHEN/DINING AREA 8.05m x 3.26m (26'4" x 10'8")

This larger than average space is offered with an array of white wall and base units with worktop over, sink and drainer with double glazed window to rear. Built in appliances including dishwasher, fridge/freezer, double oven and 6 burner hob with extractor over. A breakfast bar offers additional worktop space and room for socialising or eating and leads to a good sized dining area having excellent entertaining space, radiator and double glazed patio doors leading onto the rear garden.

UTILITY ROOM 1.77m x 1.48m (5'9" x 4'10")

Having wall and base unit housing boiler, with worktop over integrated washing machine and space for tumbler drier, double glazed door providing side access onto the driveway.

STUDY 2.64m x 2.43m (8'7" x 7'11")

Having double glazed window to front and radiator.

CLOAKROOM

White w/c and pedestal hand washbasin and radiator.

ON THE FIRST FLOOR

LANDING

With access to loft space, and airing cupboard with hot water cylinder.

MASTER BEDROOM 3.52m max x 3.43m max (11'6" max x 11'3" max)

Well presented modern room having radiator, featuring a large double glazed window to front and double glazed window to side offering ample light with:-

WALK IN WARDROBE 1.91m x 1.66m (6'3" x 5'5")

Excellent use of space having ample storage and light

ENSUITE

Contemporary room having shower cubicle with mains shower, w/c and wash basin, ladder radiator and double glazed window to side.

BEDROOM TWO 3.91m x 3.39m (12'9" x 11'1")

Having double glazed window to front, radiator and large built in wardrobe.

BEDROOM THREE 3.45m x 2.78m (11'3" x 9'1")

Double bedroom with radiator and double glazed window to rear.

BEDROOM FOUR 2.79m x 2.21m (9'1" x 7'3")

Having radiator and double glazed window to rear.

FAMILY BATHROOM

Having white suite comprising: bath with shower tap over, separate shower cubicle with mains shower, w/c and wash basin, ladder radiator and double glazed window to rear.

EXTERNALLY

To the front of the property there is a small pathway leading to the front door, shrubs to either side and edged by a wrought iron railings. To the side of the property is a tarmacadam driveway offering off street parking and leads to the detached garage and rear gate providing access to the good size south facing rear garden with large patio area with bespoke built in firepit and lawned area, edged by walling and fence.

AGENTS NOTES

All mains services are believed to be connected.

Gas fired radiator central heating

Council Tax Band 'E' (£2,885.16 payable)

There is a communal maintenance charge.

AGENTS NOTE TWO

Maintenance charge of approximately £300.00 annually. The annual service charge for the property which for 2021/2022 was approx. £300, £340 for 2022/2023, and £145 for 6 months of 2024. The service charge varies based on works carried out at the Littlecombe development which is in it's last phases of construction.

FINANCIAL SERVICES

We may offer prospective purchasers financial advice in order to assist the progress of the sale. Bennett Jones Partnership introduces only to Kingsbridge Independent Mortgage Advice and if so, may be paid an introductory commission which averages £128.00.

VIEWING

By appointment with the owner's sole agents as over.

