



MISREPRESENTATION ACT 1967. Messrs. Bennett Jones for themselves and for the Vendors of this property whose agents they are, give notice that: All statements contained in their particulars as to this property are made without responsibility on the part of the Agents or Vendors. None of the statements contained in their particulars as to this property is to be relied on as a statement or representation of fact. Any intending purchasers must satisfy himself by inspection or otherwise as to the correctness of the statements contained in these particulars. The Vendors do not make or give and neither the Agents nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

17 Bailey Way, Dursley,
GL11 4FF

Price Guide
£389,950



TUCKED AWAY 4/5 BEDROOM SEMI-DETACHED HOME OFFERING VERSATILE ACCOMMODATION OVER THREE FLOORS. THIS "GREGORY" STYLE HOUSE HAS BEEN IN THE SAME OWNERSHIP SINCE NEW AND HAS A REMAINDER OF THE NHBC WARRANTY. BALCONY WITH OPEN ASPECT TO FRONT, GOOD SIZE ENCLOSED REAR GARDEN, ENTRANCE HALLWAY, FAMILY ROOM/OFFICE, BEDROOM FOUR, SHOWER ROOM, UTILITY ROOM, LARGE LIVING ROOM WITH TALL CEILINGS, OPEN PLAN KITCHEN/DINER WITH BALCONY/TERRACE TO FRONT, THREE TOP FLOOR BEDROOMS, MASTER WITH EN-SUITE PLUS FAMILY BATHROOM/4TH WC, KARNDEN FLOORING, TANDEM DRIVEWAY PARKING FOR TWO. ENERGY RATING: B.

01453 544500

31 Parsonage Street, Dursley
Gloucestershire, GL11 4BW

bennettjones.co.uk

sales@bennettjones.co.uk



17 Bailey Way, Dursley, GL11 4FF

SITUATION

17 Bailey Way is situated on this extremely popular development within walking distance of the town centre. Bailey Way is a pleasant street, located off of Lister Road which is a more recent development phase on this estate and is placed midway between Cam and Dursley centres. Cam having a growing range of facilities including Tesco's supermarket and a range of local traders along with Post Office, doctors and dentists. The village also has a choice of three primary schools. Dursley town, which is approximately one mile distant offers a wider range of shopping facilities including Sainsbury's supermarket and both primary and secondary schooling. The Littlecombe development is in the course of construction and the River Ewelme runs through the centre of the development, which will be the focal point with 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 Silver 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 150 metres and take the turning on the right onto Graham Edge, take the first left onto Bailey Way and the property will be located on the left hand side after 50 meters.

DESCRIPTION

This property was constructed approximately in 2019 and has been in the same ownership since new and benefits from the remainder of the 10 year NHBC warranty. The "Gregory" style of house offers fantastic diversity within the accommodation with the additional bedrooms on the lower floor which could be used as family or office rooms instead. The entrance hallway is wider than most creating a truly inviting approach to the ground floor providing access to the downstairs shower room, utility and two bedrooms/family room or office, and Karndean flooring. There are French doors leading to the garden which offers a good degree of privacy, is enclosed and has patio area with further raised lawned section. On the first floor is the living room with tall ceilings and large windows to rear, open plan kitchen/diner with French doors to balcony/terrace, cloakroom and on the second floor there is the master bedroom with ensuite, two further bedrooms and family bathroom. The property has been fitted with Nest thermostats which provide smart temperature control across the 3 floors.

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).

ENTRANCE HALLWAY

Double glazed front door, radiator, stairs to first floor, under stair cupboard, "Nest" smart thermostat.

FAMILY ROOM/5TH BEDROOM 5.07m x 3.10m (16'7" x 10'2")

Double glazed window to front and side, radiator.

OFFICE/4TH BEDROOM 4.33m x 3.10m (14'2" x 10'2")

Double glazed window to side and French doors to rear, built in wardrobe, radiator, airing cupboard with gas boiler.

SHOWER ROOM

Shower cubicle with mixer shower, heated towel rail, wash hand basin with pedestal, low level wc.

UTILITY ROOM 2.07m x 1.90m (6'9" x 6'2")

Double glazed door to rear, base units, laminate work surface over, stainless steel sink and drainer, space and plumbing for washing machine, radiator.

ON THE FIRST FLOOR

LANDING

Stairs to first floor, radiator.

LIVING ROOM 5.34m x 3.92m (17'6" x 12'10")

Double glazed window plus full length window to rear, two radiators.

KITCHEN/DINER 5.13m x 3.18m (16'9" x 10'5")

Fitted kitchen with base and wall units, laminate work surface over, integrated dishwasher, one and half bowl stainless steel sink and drainer, 6 ring gas hob with hood over, double electric oven, integrated tall fridge freezer, radiator, double glazed French doors to balcony/terrace.

CLOAKROOM

Low level wc, wash hand basin with pedestal, double glazed window to front, radiator.

ON THE TOP FLOOR

LANDING

Radiator, airing cupboard with hot water cylinder, access to loft space which has loft light.

BEDROOM ONE 3.96m x 3.55m narrowing to 3.19m (12'11" x 11'7" narrowing to 10'5")

Double glazed window to front, radiator, built in wardrobe/dressing room, door to:

EN-SUITE SHOWER ROOM

Shower cubicle with mixer, wash hand basin with pedestal, heated towel rail, low level wc, double glazed window to front.

BEDROOM TWO 2.91m x 2.51m (9'6" x 8'2")

Double glazed window to rear, radiator, built in wardrobe.

BEDROOM THREE 2.90m x 2.00m (9'6" x 6'6")

Double glazed window to rear, radiator.

FAMILY BATHROOM

Bath with shower off tap, separate shower cubicle with mixer, low level wc, wash hand basin with pedestal, double glazed window to side, heated towel rail.

EXTERNALLY

To the rear of the property the garden has flagstone patio, is laid to lawn, stone gravel areas, wooden storage shed, raised lawned section with steps, gate with side access to front. The rear garden is fully enclosed by wood panel fencing. To the side of the property there is a driveway providing tandem parking for two vehicles leading to front.

AGENTS NOTE

Tenure: Freehold.

All mains services are believed to be connected.

Council Tax Band: E (£2,885.16 payable).

Balance of 10 year NHBC warranty (property constructed 2019).

There is an annual service charge for the property which for 2021/2022 was approx. £300, £340 for 2022/2023, and £212.69 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.

