



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
85	93	A	A
<p>Very energy efficient - lower running costs</p> <p>(93-100) A</p> <p>(81-92) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(82-90) A</p> <p>(61-81) B</p> <p>(40-60) C</p> <p>(20-59) D</p> <p>(1-39) E</p> <p>(1-39) F</p> <p>(1-39) G</p> <p>Not environmentally friendly - higher 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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8 Brunel Road, Dursley,
GL11 5DE

Price Guide
£500,000



TUCKED AWAY AND INDIVIDUAL FOUR BEDROOM DETACHED HOME, AMPLE DRIVEWAY PARKING PLUS GARAGE, LARGE GARDEN WITH VARIOUS SEATING AREAS AND GOOD DEGREE OF PRIVACY, IMMACULATELY PRESENTED AND FINISHED THROUGHOUT, ENTRANCE HALLWAY, KITCHEN/BREAKFAST ROOM, LARGE LIVING ROOM WITH DOUBLE FRENCH DOORS TO GARDEN, OFFICE/STUDY, UTILITY/CLOAKROOM, FOUR FIRST FLOOR BEDROOMS, MASTER WITH EN-SUITE SHOWER ROOM, FAMILY BATHROOM/3RD WC, DRIVEWAY PARKING FOR 3/4 CARS PLUS GARAGE, WITHIN WALKING DISTANCE OF CAM & DURSLEY TRAIN STATION. ENERGY RATING: B.

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8 Brunel Road, Dursley, GL11 5DE

SITUATION

This property occupies a superb and tucked away position in Brunel Road which is a recently built development on the southern side of Box Road on the outskirts of the village of Cam. Brunel Road is well placed for the 'Park and Ride' Railway Station, which has regular services to Gloucester, Bristol and onward connections to the national rail network. Within a short walk is a petrol station/Spar mini-market and Cam village is approximately three quarters of a mile distant, which has a range of local retailers along with Tesco's supermarket. Cam village has a choice of three primary schools and Rednock Comprehensive School is situated in Dursley town where there can be found a larger range of shopping facilities including Sainsbury's supermarket and recreational facilities including swimming pool, gym, library and Community Centre.

DIRECTIONS

If travelling from Cam village centre, from the roundabout with Tesco's proceed in a northerly direction on the A4135 for approximately three quarter of a mile passing the Shell petrol station on the left and take the turning on the right signposted Park and Ride Railway Station, continue for approximately 75 metres and take the left hand turning onto Brunel Road. Proceed 50 metres and take the turning on the left, leading to a handful of property in this tucked away position. Number 8 is in the far corner.

DESCRIPTION

This four bedroom detached home has only had one owner since new and was constructed in 2018 and still has the remainder of the 10 year builders warranty remaining. The property offers a very special and tucked away position with ample parking, garage and the garden being a particular feature which is landscaped with multiple seating areas and offering a good degree of privacy. Internally, the current owners and very tastefully decorated and finished the property to a high standard. The property briefly comprises; entrance hallway, kitchen/breakfast room, large living room, office/study, utility/cloakroom. On the first floor there are four bedrooms, master having en-suite shower room, family bathroom/3rd WC.

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, stairs to first floor, under stair storage cupboard, radiator.

KITCHEN/BREAKFAST ROOM 4.73m x 3.31m (15'6" x 10'10")

Fitted kitchen with base and wall units, laminate work surface over, one and half bowl sink and drainer, Logic gas boiler in cupboard, integrated dishwasher, double electric oven, ceramic hob with extractor over, integrated tall fridge freezer, radiator, island, double glazed window to front.

LIVING/DINING ROOM 8.05m x 3.88m (26'4" x 12'8")

Two double glazed French doors to garden, two radiators.

OFFICE/STUDY 3.04m x 2.66m (9'11" x 8'8")

Double glazed bay window to front, radiator.

UTILITY/CLOAKROOM

Low level wc, base units with laminate work surface over, wash hand basin, space and plumbing for washing machine, heated towel rail.

ON THE FIRST FLOOR

LANDING

Airing cupboard with hot water cylinder, radiator, access to loft space.

BEDROOM ONE 4.93m narrowing to 3.25m x 3.61m (max) (16'2" narrowing to 10'7" x 11'10" (max))

Two double glazed windows to front, radiator, built in wardrobe with mirrored sliding doors, door to:

EN-SUITE SHOWER

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

BEDROOM TWO 4.01m x 3.32m (13'1" x 10'10")

Double glazed window to front, radiator.

BEDROOM THREE 4.69m x 3.33m narrowing to 2.23m (15'4" x 10'11" narrowing to 7'3")

Double glazed window to rear, radiator.

BEDROOM FOUR 3.74m x 2.54m (12'3" x 8'3")

Double glazed window to rear, radiator.

FAMILY BATHROOM

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

EXTERNALLY

The rear garden offers a good degree of privacy, is landscaped and benefits from flagstone patio, dining area, covered seating area with pergola and walling, private hardstanding area to side offering space for hot tub. The garden is laid to lawn and enclosed by wood panel fencing and sides onto greenery and trees. There is side access to front which has GARAGE (6.41m x 3.08m) which has light and power, storage area in eaves, front up and over door leading to driveway parking for one with further driveway directly to the front of the property offering a further 2/3 parking spaces in tandem.

AGENTS NOTE

Tenure: Freehold.
All mains services are believed to be connected.
Council Tax Band: F (£3,233.40 payable).
Management Charge: £150.00 payable annually

FINANCIAL SERVICES

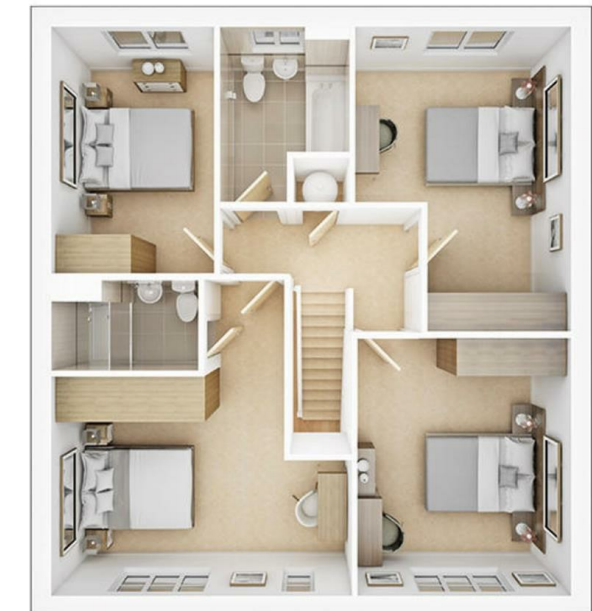
We may offer prospective purchasers' financial advice in order to assist the progress of the sale. Bennett Jones Partnership introduces only to Kingsbridge Independent Mortgage Advice and if so, may be paid an introductory commission which averages £128.00.

VIEWING

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



GROUND FLOOR



FIRST FLOOR

