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8c Westend, Dursley,
GL11 6JD

Price Guide
£625,000



DETACHED FOUR BEDROOM HOME IN COURSE OF CONSTRUCTION, SMALL DEVELOPMENT OF THREE HOUSES (OTHER TWO PROPERTIES ALREADY OCCUPIED), TO BE FINISHED TO A HIGH STANDARD, FOUR BEDROOMS, FAMILY BATHROOM, EN-SUITE/3RD BATHROOM, OPEN PLAN KITCHEN DINER PLUS LOUNGE BOTH WITH TWO BI-FOLD DOORS TO THE GARDEN, UTILITY ROOM, GARDEN WITH PATIO, PARKING AND GARAGE. CHOICE OF FITTINGS AND APPLIANCES AVAILABLE ONCE DEPOSIT PAID. PREDICTED EPC A.

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SITUATION

The property is set within an exclusive and secluded cul de sac in the sought after area of Westend and is within walking distance of a small range of shops, including: mini-market, hairdressers, butchers shop, and Cam Woodfield Primary School. The newly established Leaf & Ground cafe and organic shop is within close proximity offering fresh local produce. Cam has a wider range of facilities including: Tesco supermarket and a 'Park and Ride' railway station with regular services to Gloucester, Cheltenham and Bristol. Dursley town offers a more comprehensive range of retailers along with Sainsbury's supermarket, library, leisure centre and eighteen hole golf course. Commuting to the larger centres of Gloucester, Bristol and Cheltenham are made easily accessible via the A38 and the M4/M5 motorway network.

DIRECTIONS

From Dursley town centre, proceed out of the town in a north westerly direction on the A4135, continuing straight across at the first mini roundabout, at the second mini roundabout take the first exit onto the B4066 and continue for approximately half a mile and as the road bears round by the former Yew Tree public house, turn right into The Quarry and proceed, passing Orchard Leaze on your left, continue passed the little Chapel on your right. taking the next turning into Westend on the left, continue down the small incline and the private entrance can be found on the right hand side where the property can be found.

DESCRIPTION

This detached and bespoke executive style property will not disappoint, currently in the course of construction with an estimated completion date of early 2025. Situated in an exclusive development within Westend, this detached four bedroom property will be constructed to a high specification and benefiting from a 10 year LABC warranty. This high end property will be offered with a bespoke open plan kitchen with built in appliances and family dining area with bi-fold doors leading to the rear garden, a separate lounge and additional bathroom are also found on the ground floor along with a double bedroom which will all be complimented with underfloor heating. On the first floor there will be three further double bedrooms, to include the master bedroom with en-suite and high quality family bathroom.

This small and select development is to be constructed with high energy efficiency standards with air sourced heat pump, solar photovoltaic panels & storage battery providing optimum efficiency to power heating, hot water, and electrical outlets. There is underfloor heating to the ground floor, radiators at first floor and also cavity insulation.

Externally, there be a good size patio offering fabulous views across the Severn Estuary and beyond. There will be parking for one car plus a detached garage at the rear and two parking spaces at the front which will be accessed via the shared private driveway from Westend.

The builders are happy to discuss the kitchen/bathroom design and fittings as an option with appliances being secured with a 5% deposit. This will also allow discussion on floor coverings, which is proposed as laminate flooring in the hall, lounge kitchen/dining area, vinyl flooring in all bathrooms and carpet throughout the rest of the property. There will also be wired internet connectivity to all rooms. For further details please contact Bennett Jones Partnership.

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).

PORCH

ENTRANCE HALLWAY

LOUNGE

BATHROOM

BEDROOM THREE

OPEN PLAN KITCHEN/DINING

KITCHEN AREA

DINING AREA

UTILITY ROOM

ON THE FIRST FLOOR

MASTER BEDROOM

ENSUITE

BEDROOM TWO

BEDROOM FOUR

FAMILY BATHROOM

EXTERNALLY

AGENTS NOTES

Tenure: We understand the property will be freehold once completed.

We understand mains water, electricity and drainage will be connected.

Council Tax Band: TBC.
Predicted Energy Rating: A.

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.

