



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
86	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>(81-81) A</p> <p>(69-80) B</p> <p>(55-68) C</p> <p>(39-54) D</p> <p>(21-38) E</p> <p>(1-20) F</p> <p>(0-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

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8 Wyatt Close, Dursley,
GL11 4FE

Asking Price
£400,000



A VERSATILE AND WELL PRESENTED FIVE BEDROOM, THREE STOREY TOWNHOUSE OFFERING FLEXIBLE ACCOMMODATION FOR A VARIETY OF NEEDS. SITUATED IN A POPULAR DEVELOPMENT CLOSE TO THE CENTRE OF DURSLEY, THE PROPERTY FEATURES A BRIGHT LOUNGE, A GENEROUS KITCHEN/DINER WITH BALCONY ACCESS, AND WELL-BALANCED LIVING SPACE THROUGHOUT. EXTERNALLY, IT BENEFITS FROM DRIVEWAY PARKING AND A BEAUTIFULLY LANDSCAPED, FULLY ENCLOSED REAR GARDEN, IDEAL FOR RELAXING OR ENTERTAINING. EPC: B

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8 Wyatt Close, Dursley, GL11 4FE

SITUATION

8 Wyatt Close is situated on this extremely popular development within walking distance of the town centre. Just off of Lister Road, the more recent development phase on this estate, 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.

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 200m bearing right onto Wyatt Close. No. 8 will be found on the right hand side.

DESCRIPTION

This property has been in the same ownership since new and has been lovingly enjoyed by the current owners. Offering flexible accommodation to suit a variety of lifestyles, the property can be configured as either a spacious five-bedroom home or as a three-bedroom property with two additional reception rooms, ideal for home working or multi-generational family living. The layout includes a bright lounge, a well-equipped kitchen/diner with balcony access, utility room, and multiple bath/shower rooms including an en-suite to the principal bedroom. Externally, the property benefits from driveway parking for two to three vehicles and a beautifully landscaped, fully enclosed rear garden.

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 HALL

Upvc front door, double glazed side lights, radiator, thermostat, stairs to first floor, cupboard under stairs.

BEDROOM TWO 5.05m x 3.08m (16'6" x 10'1")

Two double glazed windows, radiator.

BEDROOM THREE 4.34m x 3.09m (14'2" x 10'1")

Built-in wardrobe and cupboard, double glazed window, double glazed French doors, radiator.

SHOWER ROOM

Shower cubicle, low level WC, pedestal wash hand basin, heated towel rail, shaver point, extractor, part tiled wall.

UTILITY 2.04m x 1.89m (6'8" x 6'2")

Base units, stainless steel single drainer sink unit with mixer tap, space for washing machine, radiator, double glazed door.

ON THE FIRST FLOOR

LANDING

Radiator, stairs to second floor.

LOUNGE 5.32m x 3.90m (17'5" x 12'9")

Two double glazed windows, two radiators.

KITCHEN/DINER 5.14m x 3.18m (16'10" x 10'5")

Range of wall and base units, integrated dishwasher and fridge freezer, gas hob with stainless steel extractor over and stainless steel splashback, oven, stainless steel single drainer sink unit with mixer tap and tiled splashback, inset spot lights, splashbacks, double glazed French doors to balcony, radiator.

CLOAKROOM

Low level WC, pedestal wash hand basin, part tiled wall, radiator, shaver point, double glazed window.

ON THE SECOND FLOOR

LANDING

Radiator, access to loft, airing cupboard.

MASTER BEDROOM 3.99m x 3.51m (13'1" x 11'6")

Built-in wardrobes, radiator, double glazed window

EN-SUITE

Double shower cubicle, low level WC, pedestal wash hand basin, double glazed window, extractor fan, shower point.

BEDROOM FOUR 3.24m x 2.91m (10'7" x 9'6")

Double glazed window, radiator, built-in wardrobe.

BEDROOM FIVE 2.92m x 1.99m (9'6" x 6'6")

Double glazed window, radiator.

BATHROOM

Double shower cubicle, bath, low level WC, pedestal wash hand basin, double glazed window, extractor, heated towel rail, tiled wall.

EXTERNALLY

To the front of the property is a small area of garden with various shrubs and path to front door. Driveway to the side of the property with parking for two/three cars. The beautifully landscaped rear garden is fully enclosed having patio area with pergola over and trellis with climbing plants, raised gravelled garden with flower borders and shrubs., steps up to decking area with bushes, steps to further gravelled area. gated side access, outside socket, outside tap, bin store.

AGENTS NOTES

Tenure: Freehold

All mains services are understood to be connected

Maintenance Charge: Approximately £250 every six months to First Port.

Council Tax Band: 'E'

Broadband: Fibre to the Premises

Restrictions on keeping boats & caravans at the property

For mobile signal and wireless broadband: Please see

www.checker.ofcom.org.uk for more information

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.

