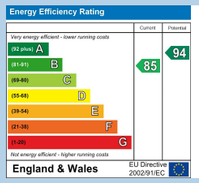
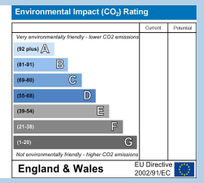
ESTATE AGENTS • LETTING AGENTS • VALUERS • SURVEYORS

Bennett Jones PARTNERSHIP





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.

ESTATE AGENTS • LETTING AGENTS • VALUERS • SURVEYORS

Bennett Jones PARTNERSHIP

64 Budding Way, Dursley, GL11 5BE

Offers In The Region
£545,000

WELL PRESENTED FOUR BEDROOM DETACHED HOME, OFFERING SPACIOUS FAMILY LIVING SPACE IN A CUL DE SAC LOCATION. SITUATED ON A GENEROUS CORNER PLOT AND IN WALKING DISTANCE TO LOCAL AMENITIES. COMPRISING: ENTRANCE HALLWAY, LOUNGE, STUDY, LARGE OPEN PLAN KITCHEN-FAMILY ROOM, UTILITY ROOM AND SEPARATE CLOAKROOM. THE FIRST FLOOR OFFERS FOUR WELL-PROPORTIONED BEDROOMS, MASTER SUITE WITH WALK-IN WARDROBE AND MODERN EN-SUITE SHOWER ROOM, THREE FURTHER BEDROOMS AND STYLISH FAMILY BATHROOM. EXTERNALLY, THE PROPERTY OFFERS DETACHED SINGLE GARAGE AND DRIVEWAY PROVIDING TANDEM OFF-STREET PARKING, ENCLOSED LARGE REAR GARDEN BACKING ON TO WOODLAND. GAS CENTRAL HEATING AND AN EPC B RATING

01453 544500
31 Parsonage Street, Dursley
Gloucestershire, GL11 4BW

bennettjones.co.uk
sales@bennettjones.co.uk

propertymark

64 Budding Way, Dursley, GL11 5BE

DESCRIPTION

Located in a pleasant cul-de-sac and enjoying tranquil woodland views to the rear, this beautifully presented family home offers versatile and spacious accommodation throughout. Built in 2017 and situated on a generous corner plot, the property is perfect for modern family living. The ground floor features two generously sized reception rooms, ideal for both entertaining and relaxing. A large open plan kitchen/dining room forms the heart of the home, complemented by a separate utility room and a convenient cloakroom. On the first floor are four well proportioned bedrooms. The master bedroom boasts a walk-in wardrobe and en-suite shower room, while a modern family bathroom serves the remaining bedrooms. The rear garden is both spacious and private, backing directly onto mature woodland—perfect for outdoor living and enjoying nature. Additional benefits include off-street parking, a detached single garage, gas central heating, and an EPC rating of B.

DIRECTIONS

From Dursley town centre proceed north west out of town on the A4135, on approaching the Kingshill rank of shops, just after the fire station turn right into Kingshill Lane and proceed down the incline taking the first turning on the right, passing the Vale Community Hospital on the right hand side and continue for approximately two hundred metres turning left into Budding Way and continue bearing right for approximately three hundred metres and number 64 will be found on the right hand side towards the end of the cul-de-sac.

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).

ON THE GROUND FLOOR

ENTRANCE HALL

Welcoming entrance with composite door with double glazed side screens offering ample light, radiator, stairs to first floor with large under stair cupboard beneath.

LOUNGE 4.49m x 3.57m (14'8" x 11'8")

Having radiator and large double glazed bay to front providing light and airy feel.

KITCHEN/DINER 8.04m x 3.27m (26'4" x 10'8")

This generously sized space features an array of white wall and base units with worktops over and incorporating sink and drainer. The kitchen is fully equipped with built-in appliances, including a dishwasher, fridge/freezer, double oven and a six-burner hob with extractor hood above. A breakfast bar provides a casual spot for dining or socialising, seamlessly connecting to a spacious dining area — ideal for entertaining with space for dining and lounging and double glazed patio doors that open out to the rear garden.

STUDY 2.64m x 2.45m (8'7" x 8'0")

Versatile space with radiator and double glazed window to front.

CLOAKROOM

WC and wash hand basin and radiator.

UTILITY ROOM 1.76m x 1.48m (5'9" x 4'10")

Base and wall units with worktop over, space and plumbing for washing machine and tumble dryer, gas boiler, double glazed door to side providing external access to driveway and garage.

ON THE FIRST FLOOR

LANDING

Access to loft, radiator, airing cupboard housing hot water tank.

MASTER BEDROOM 3.6m max x 3.44m max (11'9" max x 11'3" max)

Well presented modern room having radiator and featuring a large double glazed window to front, walk-in wardrobe with hanging and storage space with light and measuring 1.9m max x 1.65m max.

EN SUITE SHOWER

Suite comprising WC, pedestal wash hand basin, shower cubicle with mains shower, ladder radiator and double glazed window to side.

BEDROOM TWO 3.9m max x 3.31m max (12'9" max x 10'10" max)

Double glazed window to front, radiator and built-in double wardrobe.

BEDROOM THREE 3.44m x 2.81m (11'3" x 9'2")

Having radiator and with double glazed window to rear overlooking rear garden and woodland beyond.

BEDROOM FOUR 2.79m x 2.20m (9'1" x 7'2")

Double glazed window to rear and radiator.

FAMILY BATHROOM

Suite comprising bath with shower head over, WC, pedestal wash hand basin, separate shower cubicle with mains shower, ladder radiator, double glazed window to rear.

EXTERNALLY

To the front of the property, a pathway leads to the entrance, bordered by a well maintained lawn and established beds with a variety of shrubs and trees. To the side, a tarmac driveway provides ample off-street parking for up to three vehicles and gives access to both the garage and a side gate. The rear of the property boasts a generously sized, private corner plot garden. Designed for both relaxation and entertaining, it features a patio area with a covered pergola, perfect for outdoor dining. A spacious lawn extends from the rear around to the side of the house, bordered by mature shrubs and trees and enclosed by fencing. Backing onto woodland, the garden enjoys a tranquil and secluded feel.

AGENT NOTES

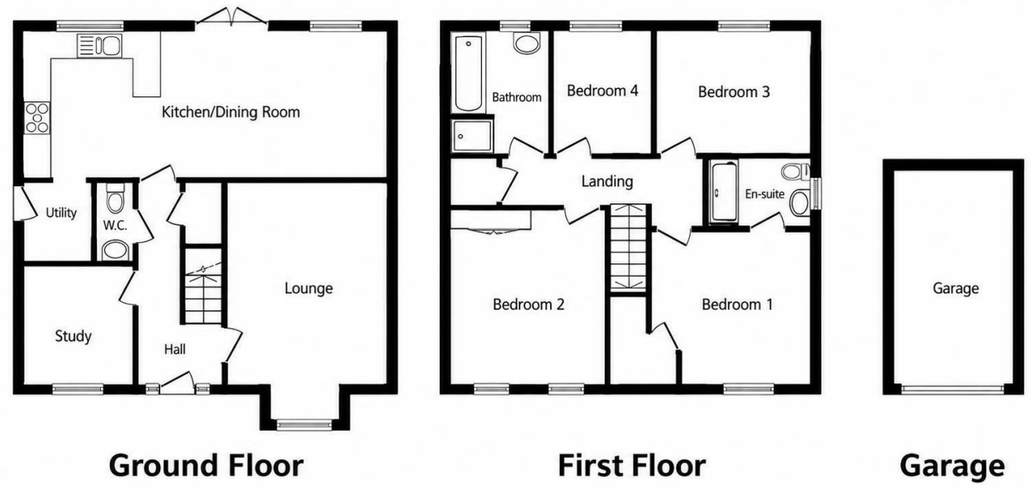
Tenure: Freehold
Services: All mains services are understood to be connected.
Council Tax Band: E
Maintenance Fee: Approximately £300 per annum (paid six monthly to firstport)
Broadband: Fibre to the Premises.
For mobile signal and wireless broadband: Please see www.checker.ofcom.org.uk for more information

VIEWING

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

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.



Total floor area 127.6 m² (1,373 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io