



49, Signal Road, Dursley GL11 5FB

HUNTERS[®]
EXCLUSIVE



49 Signal Road, Dursley GL11 5FB

£600,000

Completed approximately four years ago by Wain Homes, this impressive five-bedroom detached home occupies a secluded end-of-cul-de-sac position within the popular Lister Gardens development. Enjoying an attractive open outlook and a larger than average plot, the property offers spacious and beautifully presented accommodation.

A generous entrance hallway leads to the principal ground-floor rooms. The bright dual-aspect sitting room features herringbone flooring and double doors opening onto the rear garden.

At the heart of the home is the impressive kitchen/dining room, featuring Silestone work surfaces, breakfast bar seating, integrated appliances, under-counter lighting and stylish brass detailing. There is ample space for a dining table, with doors opening directly onto the garden. A separate utility room and downstairs cloakroom complete the ground floor.

Upstairs, a spacious galleried landing leads to five well-proportioned bedrooms. The generous principal bedroom enjoys a dual aspect, fitted wardrobes and a large en-suite with both a bath and separate shower. Bedroom two also benefits from fitted wardrobes and an en-suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom.

Outside, a generous driveway provides ample parking and leads to a double garage with power and lighting. The larger than average rear garden enjoys an excellent degree of privacy, with a lawn, established borders and a generous patio ideal for outdoor dining and entertaining.

Tucked away within a peaceful part of Lister Gardens, the property is conveniently positioned for the amenities of Cam, countryside walks and excellent transport links, including Cam & Dursley railway station.

A superb contemporary family home offering generous accommodation, an excellent plot and an enviable position.









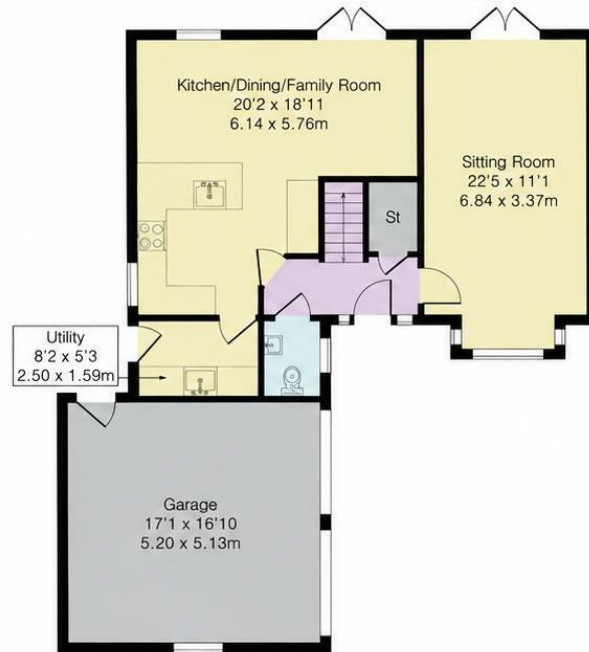
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

**Approximate Gross Internal Area 1670 sq ft - 155 sq m
(Excluding Garage)**

Ground Floor Area 696 sq ft – 65 sq m

First Floor Area 974 sq ft – 90 sq m

Garage Area 287 sq ft – 27 sq m



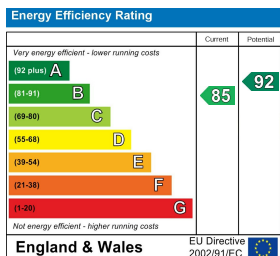
Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Dursley -

01453 542 395 <https://www.hunters.com>

HUNTERS®
EXCLUSIVE



HUNTERS®
EXCLUSIVE