

Spacious Four Bedroom Family Home
4 Bedroom Semi-detached House Home
New Road, Dursley, Gloucestershire

Guide Price £362,000
www.griffithnobes.co.uk



01453 799938
www.griffithnobes.co.uk



To arrange a viewing, please call us on 01453 799938 or visit www.griffithnobes.co.uk

A LITTLE BIT ABOUT THE PROPERTY...

- **Generously sized semi-detached home**
- **Four bedrooms; master with en-suite**
- **Lounge and Dining Room**
- **Kitchen with garden view**
- **Utility room and cloakroom**
- **Integrated garage with internal access**
- **Driveway for two cars**
- **Enclosed rear garden**
- **Gas Central Heating and Double Glazing**
- **Close to Woodfield Shops, Dursley, Cam and countryside walks**

New Road, Dursley, Gloucestershire

This generously proportioned semi detached home enjoys a popular and convenient position on the outskirts of Dursley. Offering spacious, well balanced accommodation across two floors, it provides an ideal setting for modern family living.

The welcoming entrance hallway leads through to a bright dining area, where patio doors open directly onto the rear garden, filling the space with natural light. The cosy front facing lounge offers a peaceful retreat, separate from the main living areas. The kitchen features a range of wall and base units with work surfaces over, and enjoys a pleasant outlook across the garden. A useful utility room and cloakroom add further practicality to the ground floor.

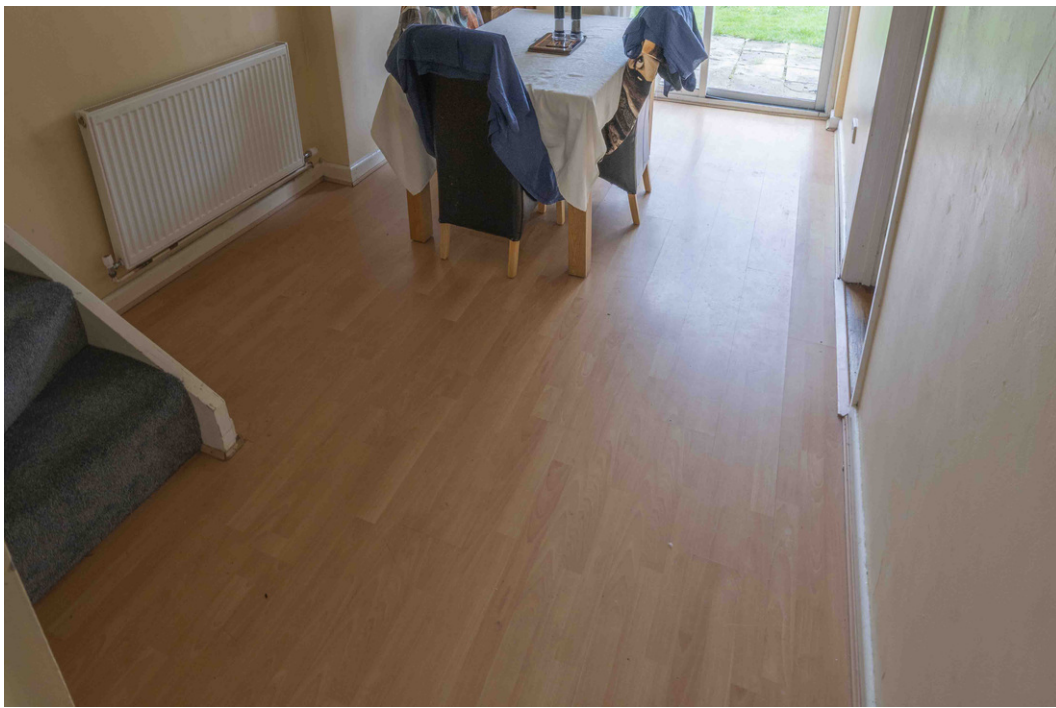
The integrated single garage can be accessed internally from just off the kitchen, enhancing everyday convenience.

Upstairs, the property offers four good sized bedrooms, including a master bedroom with ensuite, along with a well-appointed family bathroom.

Outside, there is driveway parking for two cars, an up and over door to the single garage, and an enclosed rear garden mainly laid to lawn, ideal for children to play and for outdoor family time.

Located just off Woodfield Road, the property is within easy reach of the popular Woodfield Shops, including the local butcher, and is well positioned for the amenities of both Dursley and Cam. Families will also appreciate the excellent choice of nearby primary schools, along with convenient access to scenic countryside walks.

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USEFUL INFORMATION

Local authority: Stroud District Council

Council Tax Band: C (£2,182.97) current at the time of brochure being produced therefore subject to change

EPC Rating: D

BROADBAND & TELEPHONE

Broadband: (Highest available speeds – Download / Upload)
Standard: 8 Mbps / 0.9 Mbps
Superfast: 65 Mbps / 15 Mbps
Ultrafast: 1000 Mbps / 1000 Mbps

Mobile Telephone:
EE, Three, O2, Vodafone. (some limited indoor coverage)

This information is obtained at the time of preparing this listing from Ofcom and is a guide only. Actual achievable speeds may vary. For more information, visit <https://checker.ofcom.org.uk> or ask us.

UTILITY INFO

Electricity: Mains Supply

Gas: Mains Supply

Water: Mains Supply

Sewerage: Mains Supply

VIEWINGS

Viewings are available by appointment only.

For further details, please contact us:

Telephone: 01453799938 WhatsApp: 01453799938

E-Mail: hello@griffithnobes.co.uk



IMPORTANT NOTE:

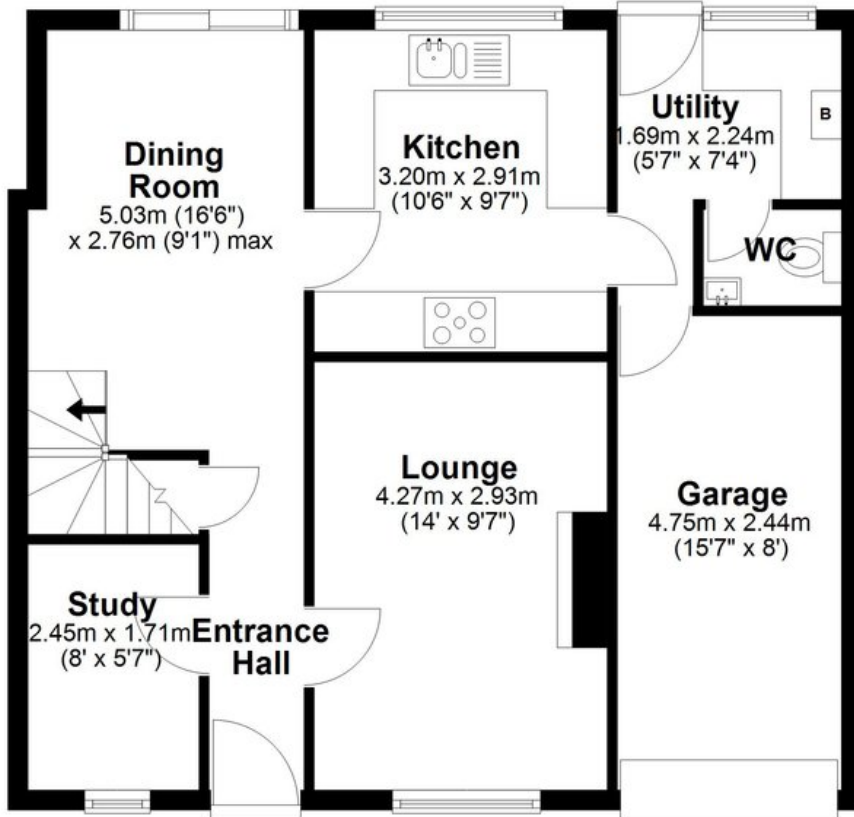
These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The Seller does not make or give, nor do Griffith Nobes Lettings and Management Ltd ("we") or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property which are NOT included unless specified in writing.

We work with a number of companies that provide services that may be of interest to you, and where you take up a referral, we may earn a fee usually in the region of £100 to £250. You are never under any obligation to use a service which we recommend or refer you to, and we actively encourage you obtain multiple quotations to ensure you are receiving the best service at the best price.

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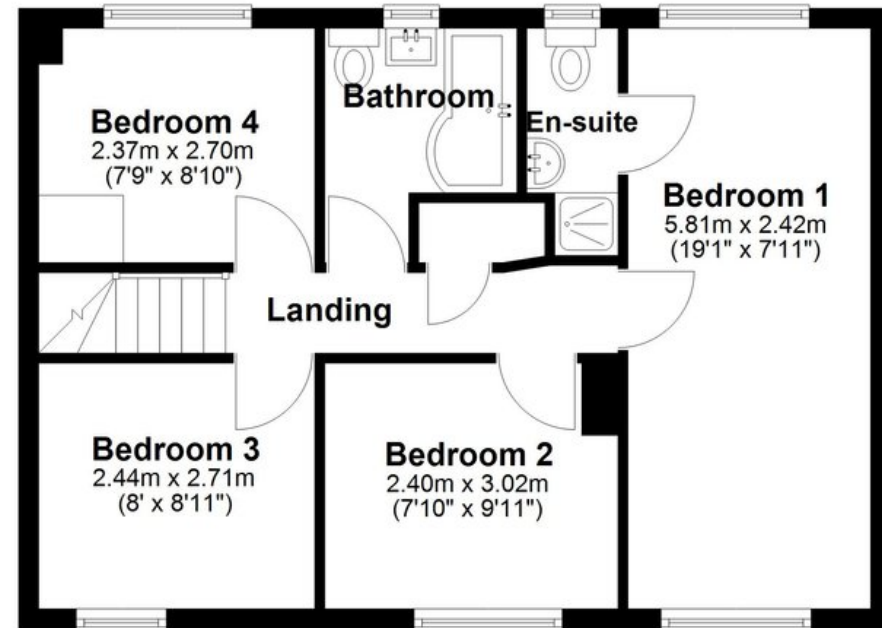
Ground Floor

Main area: approx. 49.9 sq. metres (537.0 sq. feet)
Plus garage, approx. 11.6 sq. metres (124.8 sq. feet)



First Floor

Approx. 48.0 sq. metres (517.0 sq. feet)



Main area: Approx. 97.9 sq. metres (1054.1 sq. feet)
Plus garage, approx. 11.6 sq. metres (124.8 sq. feet)