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31 Yellow Hundred Close, Dursley, Gloucestershire GL11 5BA

A beautifully presented, four-bedroom detached family home, situated in a peaceful cul-de-sac on the outskirts of Dursley, yet conveniently located within walking distance of the town centre and its excellent amenities.

Yellow Hundred Close is just a ten minutes' walk (approx.) of Dursley town centre, and its great selection of local amenities. This attractive development was built by Newland Homes in 2008 and has been under the current ownership for the last seven years. Over this time the house has been thoughtfully reconfigured, and the kitchen and bathrooms have been stylishly updated. The property is arranged over three floors with 1495 sq.ft (approx.) of flexible living space.

The property is entered into a welcoming entrance hall with stairs ahead rising to the first floor and access to a downstairs WC. The impressive kitchen/dining room sits to one side of the hallway and was completely updated in 2022 with a contemporary kitchen providing an excellent range of base and wall cabinets and space for a range cooker. Integrated appliances comprise a dishwasher and undercounter fridge. One side of the kitchen is dedicated to a dining area making it a very sociable space. Across the hallway is a light-filled sitting room with a double aspect. French doors open onto a raised decking area overlooking the rear garden. The room also benefits from a spacious understairs storage cupboard.

Ascending the turned staircase to the central landing on the first floor where two of the double bedrooms are situated. One of the rooms is the principal bedroom and benefits from built-in wardrobes and a contemporary ensuite shower room comprising a walk-in shower, wash basin, WC and a heated towel radiator. The family bathroom completes the accommodation on this floor and is fitted with a bath with a shower over, wash basin, WC and a heated towel radiator.

On the second floor there are two further double bedrooms and a modern shower room which serves both bedrooms and comprises a corner shower cubicle, wash basin, WC and heated towel radiator.

Outside, to the front of the property there is a low maintenance garden with established borders and a path to the front door. To one side of the house double wooden gates open onto the driveway ahead of the garage. The current owners have divided the garage to create a utility room at the far end. This space has cabinets, a sink and space and plumbing for a washing machine and space for a tumble dryer and additional fridge. A pedestrian door from the utility room leads out to the raised deck terrace.

From the raised deck terrace steps lead down to the enclosed rear garden which is predominantly laid to lawn with herbaceous borders. A pedestrian gate leads out to the front of the property.



We understand the property is connected to all mains services: gas, electric, water and drainage. Council tax band D (Stroud District Council). The property is freehold.

EPC – TBC

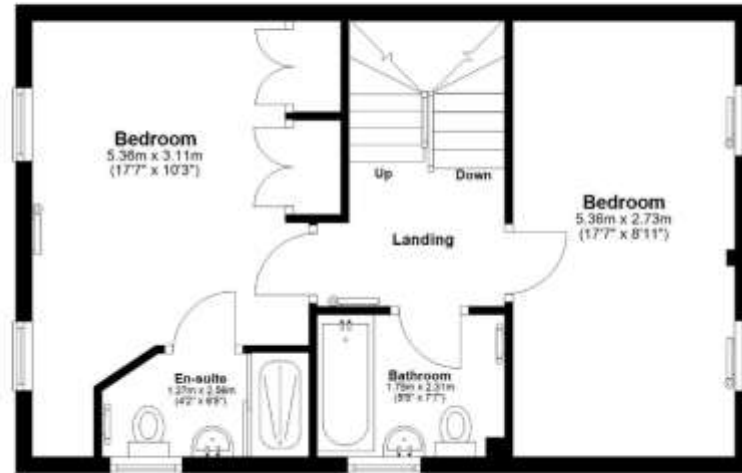
The market town of Dursley offers a wide array of amenities, including independent retailers and supermarkets. The town has a primary school and the highly regarded Redknock secondary school, doctors and dentists' surgeries and a leisure centre with a swimming pool. There are an excellent choice of pubs and restaurants, including the charming Old Spot Inn. Numerous walks and cycling opportunities are literally from the doorstep, including The Cotswold Way. Communication links are very good with Dursley being situated close to the M5 motorway (Junction 14), providing easy access throughout the Southwest. Cam and Dursley train station is approximately five miles away, offering a regular train service between Bristol and Gloucester.

Guide Price £450,000



First Floor

Approx. 46.3 sq. metres (498.4 sq. feet)



Ground Floor

Main area: approx. 46.3 sq. metres (498.4 sq. feet)
Plus garages, approx. 14.3 sq. metres (154.0 sq. feet)
(excluding Balcony)



Second Floor

Approx. 46.3 sq. metres (498.4 sq. feet)



Main area: Approx. 138.9 sq. metres (1495.1 sq. feet)
Plus garages, approx. 14.3 sq. metres (154.0 sq. feet)