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13, GRAHAM EDGE, DURSLEY, GL11 4FJ

£524,950

The Property

Set within a desirable cul de sac on the sought after Littlecombe development in Dursley, this beautifully presented four bedroom detached family home was constructed by St Modwen Homes in 2019 to the popular 'Garnet' design. The accommodation is light, airy and thoughtfully arranged, offering well balanced living space suited to modern family life.

To the front, the property enjoys an open outlook across a green with a backdrop of mature trees, creating a pleasant sense of space and position within the development. A driveway provides parking for two vehicles and leads to the garage.

A front door opens into a welcoming entrance hall, creating a clean and simple first impression, with a downstairs cloakroom positioned off. The cloakroom is fitted with a WC and wash hand basin and also provides practical space for coats and shoes.

The sitting room is a generous and comfortable space, well suited to both relaxing and entertaining. A window to the front draws in natural light, while French doors open directly onto the garden, creating a bright, dual aspect feel and a strong connection to the outside. The proportions allow for flexible furniture arrangements, making it an inviting main living space.

A second reception room, currently used as a playroom, offers excellent versatility. Positioned to the front, this room would work equally well as a snug, home office or additional reception space, depending on individual needs.

To the rear, the fitted dining kitchen forms the heart of the home. The space is well arranged with a range of modern wall and base units, complemented by work surfaces and integrated appliances including a fridge, dishwasher, double oven, hob and extractor. There is ample room for a dining table, making it ideal for family life and entertaining. French doors open onto the garden, enhancing the natural flow between inside and out.

A separate utility room provides further practicality, with space for a washing machine and tumble dryer, additional storage, and a door leading out to the driveway. The boiler is neatly housed within a cupboard here.

Upstairs, the landing is a striking feature, designed with a double height ceiling and a large floor to ceiling window. This creates a bright and airy feel, adding a sense of space and a more contemporary design compared to a more traditional layout. There is also space for a desk or reading area if required, with doors leading to all bedrooms and the family bathroom.

The master suite is a well proportioned and private room, offering a calm and comfortable space. There is ample room for a double bed and bedside furniture, along with additional space for freestanding pieces. A defined dressing area provides useful storage and leads through to the en suite shower room, fitted with a modern suite including a shower enclosure, wash hand basin and WC.

Bedroom two is a spacious double room positioned to the front, enjoying a pleasant outlook over the green and natural surroundings beyond. There is plenty of space for a double bed along with wardrobes and additional furniture. Bedroom three is another well sized double room, offering flexibility for use as a guest bedroom or child's room. Positioned to the rear, it benefits from a pleasant outlook over the garden. Bedroom four is a further good sized room, suitable as a bedroom, nursery or home office. It also enjoys a front aspect, adding to the light and balanced feel of the accommodation.

The family bathroom is fitted with a modern suite, including a bath with shower over, wash hand basin and WC, finished in a clean and practical style. An opaque window allows in a wealth of natural light while maintaining privacy.

A fantastic family home offering a great sense of space, a modern and distinctive design, and a layout well suited to both everyday living and entertaining. The light filled rooms and feature landing create something a little different, all set within a quiet cul de sac in a popular development.





Outside

Externally, the rear garden has been thoughtfully arranged to create a practical and well balanced outdoor space. The garden is directly accessed via French doors from both the sitting room and the fitted dining kitchen, creating a seamless connection between inside and out, ideal for day to day living and entertaining.

A paved terrace sits immediately outside, providing an ideal area for outdoor dining and seating. The garden is mainly laid to lawn, offering a level and usable space, well suited for children, pets or general family use. Borders are planted with a mix of established shrubs and planting, adding colour and interest while also helping to provide a degree of privacy.

To one side, a raised decked seating area creates a second, more secluded spot to relax, with space for outdoor furniture, offering flexibility for different seating areas throughout the day.

A side gate provides access from the driveway through to the garden, adding convenience and practicality.

To the front, the driveway provides off road parking for two vehicles and leads to the garage. The garage is fitted with an up and over door and benefits from power and lighting, making it suitable for secure parking, storage or potential workshop use.

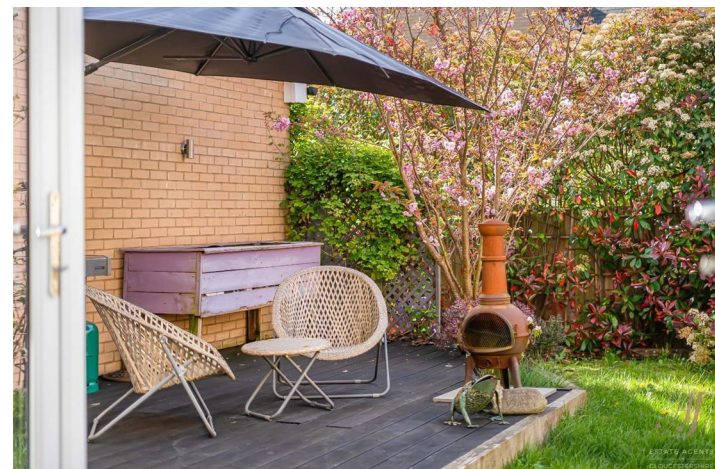
Useful Information

Tenure: Freehold

Viewing arrangements: Strictly by appointment through AJ Estate Agents

Fixtures and Fittings: Some items mentioned within the sales particulars are included, all others are specifically excluded. They may be available by separate negotiation.

Local Authorities: SDC. Council Tax Band E and EPC rating B





Location

The market town of Dursley offers an array of convenient shops, supermarkets, restaurants and cafes. The popular pub The Kings head, the unique dog friendly café The Hummingbird and the weekly farmers market under the town hall all within walking distance. Dursley has a library, bus station and the famous Old Spot Public House. Cam is located conveniently with amenities including a post office, a popular cafe, Froffy Coffee, local pub, hairdresser and take-away food establishments in addition to Tesco supermarket. Dursley C of E primary school and Rednock Secondary school are both well regarded located conveniently with further primary schools in Cam.

Cam train station just over 10 minutes away providing links to Bristol. M5 motorway southbound and northbound both within easy reach.



Directions

From M5 Junction 13, take the exit onto the A419 signposted for Dursley and continue along this road for around 3.5 miles. At the roundabout, take the A4135 towards Dursley town centre and follow the road into the town. At the mini roundabout, continue straight on following signs for Cam. Shortly after, turn into the Littlecombe development, then follow the road uphill through the estate, keeping an eye out for Graham Edge. Number 13 will be located along this road on the left hand side as denoted by our for sale board

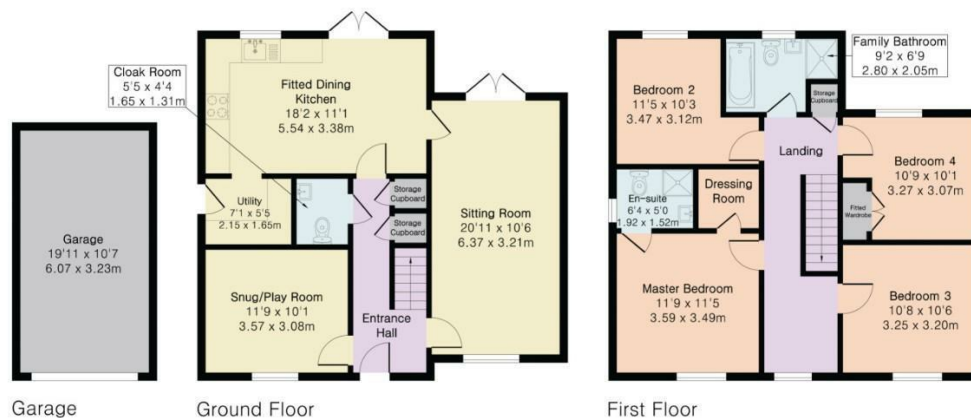


**Approximate Gross Internal Area 1461 sq ft - 136 sq m
(Excluding Garage)**

Ground Floor Area 728 sq ft – 68 sq m

First Floor Area 733 sq ft – 68 sq m

Garage Area 211 sq ft – 20 sq m



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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(54-68) D		
(39-53) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC

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