



A ESTATE AGENTS
OF
GLOUCESTERSHIRE

A
ESTATE AGENT
OF
GLOUCESTERSHIRE



A

ESTATE AGENT
OF
GLOUCESTERSHIRE

13, GRAHAM EDGE, DURSLEY, GL11 4FJ

£524,950

The Property

Set within a quiet cul de sac on the sought after Littlecombe development in Dursley, this beautifully presented four bedroom detached family home enjoys an enviable position overlooking open green space with a backdrop of mature trees beyond. Constructed by St Modwen Homes in 2019 to the popular Garnet design, the property offers a superb balance of light filled living space, modern design and practical family accommodation.

A driveway provides parking for two vehicles and leads to the attached garage, while a front door opens into a welcoming entrance hall with cloakroom positioned off. The hall creates an immediate sense of space and leads through to the main accommodation.

The sitting room is a generous and inviting space, designed with both comfort and entertaining in mind. Windows to the front and French doors opening onto the garden create a bright dual aspect feel, allowing natural light to move throughout the room and providing an excellent connection to the outside space.

A second reception room currently serves as a playroom, although this versatile room would work equally well as a snug, home office or additional sitting room depending on individual requirements.

To the rear, the fitted dining kitchen forms the true heart of the home. Thoughtfully arranged with a range of modern wall and base mounted units, the kitchen is complemented by integrated appliances including a double oven, hob, extractor, dishwasher and fridge. There is ample space for family dining and entertaining, while French doors open directly onto the garden terrace, creating an easy indoor and outdoor flow perfect for modern living. A separate utility room adds further practicality, offering additional storage, space for appliances and a door leading to the driveway.

Upstairs, the landing is one of the standout features of the property. Designed with a striking double height ceiling and large floor to ceiling window, this space feels bright, airy and contemporary, creating something quite different from a more traditional layout. There is even space for a reading area or desk if required.

The master suite provides a calm and comfortable retreat, well arranged to create both practicality and privacy. The bedroom itself offers ample space for a double bed together with bedside furniture and additional freestanding pieces, while a pleasant outlook to the front enjoys views across the green and surrounding trees. A defined dressing area creates useful wardrobe and storage space and leads through to the modern en suite shower room, fitted with a shower enclosure, wash hand basin and WC, all finished in a clean and contemporary style.

Bedroom two is another generous double room positioned to the front, enjoying attractive views across the green and surrounding trees. Bedroom three overlooks the rear garden and offers further double accommodation, while bedroom four provides flexibility as a child's room, nursery or home office. The family bathroom is fitted with a modern white suite including a bath with shower over, wash hand basin and WC, finished in a clean and practical style.

A fantastic modern family home offering versatile living space, an abundance of natural light and a peaceful position within one of Dursley's most popular developments.





Outside

Outside, the rear garden has been thoughtfully designed to create a practical yet attractive extension of the living space, well suited to both family life and entertaining. Directly accessed via French doors from both the sitting room and fitted dining kitchen, the garden offers an easy connection between inside and out, ideal for modern day living.

A paved terrace sits immediately outside the property, creating an excellent seating and dining area, perfect for summer evenings and outdoor entertaining, while the main lawn provides a level and usable space for children, pets or general enjoyment. Established borders planted with a variety of shrubs and seasonal planting soften the space and add colour, interest and a degree of privacy throughout the year.

To one side, a raised decked seating area creates a more secluded place to relax and unwind, offering flexibility for different seating areas depending on the time of day.

The garden enjoys a pleasant enclosed feel, creating a safe and comfortable environment for families while still remaining easy to maintain.

A side gate provides convenient access from the driveway through to the garden and garage.

To the front, the driveway provides off road parking for two vehicles and leads to the attached 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

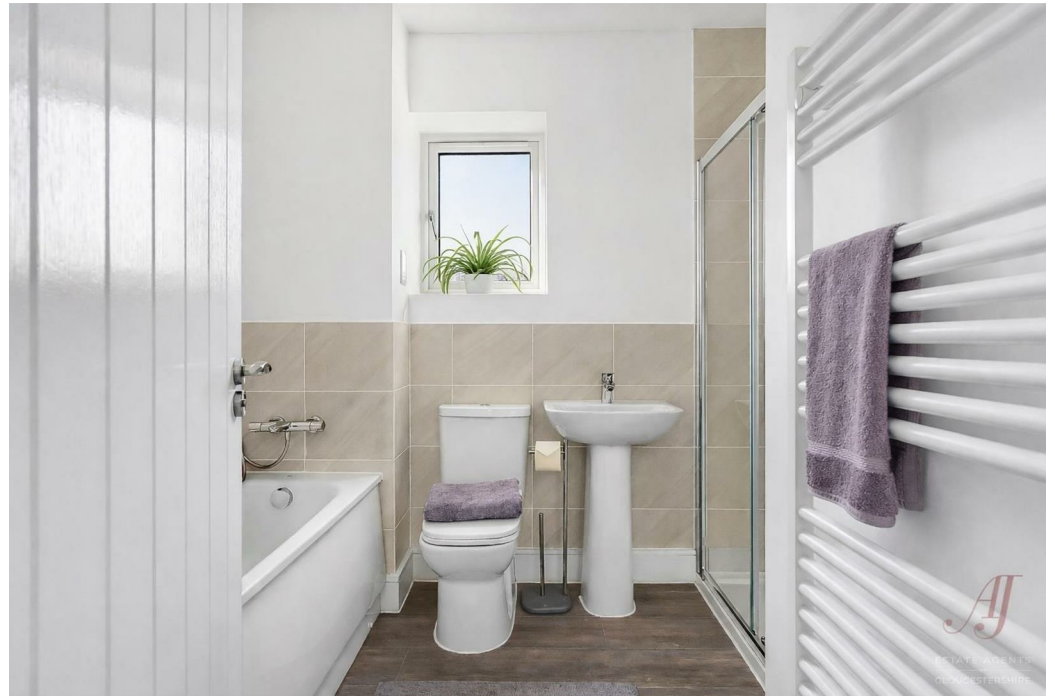
The market town of Dursley offers an array of convenient shops, supermarkets, restaurants and cafes. The popular pub The Kings head, the unique dog friendly café The Hummingbird and the weekly farmers market under the town hall all within walking distance. Dursley has a library, bus station and the famous 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

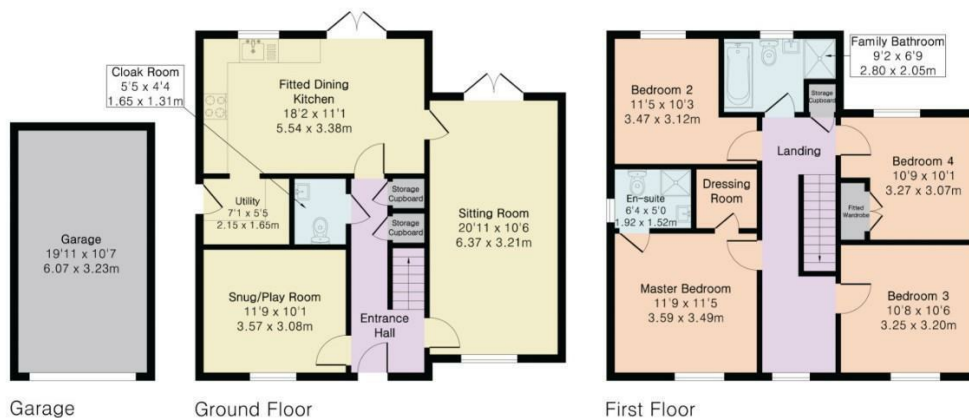


**Approximate Gross Internal Area 1461 sq ft - 136 sq m
(Excluding Garage)**

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		
	85	93
	EU Directive 2002/91/EC	

01453 703303
homes@ajeaglos.co.uk
www.ajeaglos.co.uk
rightmove



If you require any particulars in an alternative format, please contact AJ Estate Agents of Gloucs Ltd on 01453 703303. We will do all we can to accommodate. **IMPORTANT NOTICE:** AJ Estate Agents of Gloucs Ltd, their client/s and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client/s or otherwise. They assume no responsibility for any statement that may be made in these sales particulars. Sales particulars do not form part of any offer or contract and must not be relied upon as statements or representation of facts. 2. Any areas, measurements or distances are approximate. The written wording, photographs and plans are purely for guidance only and are not necessarily comprehensive. It is not to be assumed that the property has all necessary planning, building regulations or other consents and AJ Estate Agents of Gloucs Ltd have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise.