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81 Lister Road, Dursley,  
GL11 4FB

Price Guide  
£380,000



STUNNING 2023-BUILT DETACHED HOME WITH HIGH-SPEC FINISHES. BOASTING A MODERN BOSCH-FITTED KITCHEN, SPACIOUS LOUNGE WITH FRENCH DOORS, AND A BEAUTIFULLY LANDSCAPED REAR GARDEN. THREE BEDROOMS, INCLUDING A MASTER WITH EN-SUITE, PLUS FAMILY BATHROOM. DRIVEWAY PARKING FOR TWO CARS AND THE REMAINDER OF THE NHBC WARRANTY. EPC: B

**01453 544500**

31 Parsonage Street, Dursley  
Gloucestershire, GL11 4BW

**bennettjones.co.uk**

sales@bennettjones.co.uk



# 81 Lister Road, Dursley, GL11 4FB

## SITUATION

81 Lister Road occupies a prominent position on edge of this extremely popular development within walking distance of the town centre. Lister Road, the more recent development phase on this estate, is placed midway between Cam and Dursley centres. Cam having a growing range of facilities including Tesco's supermarket and a range of local traders along with Post Office, doctors and dentists surgeries and a choice of three primary schools. Dursley town offers a wider range of shopping facilities including Sainsbury's supermarket and both primary and secondary schooling

## DIRECTIONS

From Dursley town centre proceed past Sainsburys supermarket along the A4135 and at the Town Hall and Church, take the first on the roundabout onto Long Street and continue to the bottom of the incline, taking the left turning at the junction onto Drake Lane. Take the next turning on the left onto Lister Road and proceed 150 metres and the property will be located on the right hand side at the beginning of the estate.

## DESCRIPTION

This property has been in the same ownership since new and has been well looked after and improved by the current owners. Having been built to a high spec in 2023, the property benefits from the remainder of the NHBC warranty. The kitchen is well equipped with upgraded, integrated Bosch appliances and the current owners have had the garden fully landscaped, setting the property apart from others in the estate. The lounge is of a good size with French doors overlooking the garden. On the first floor there are three bedrooms and family bathroom with the Master bedroom having a generous en-suite shower room. The driveway provides parking for two cars in tandem.

## THE ACCOMMODATION

(Please note that our room sizes are quoted in metres to the nearest one hundredth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide).

## ENTRANCE HALL

Having composite front door with double glazed sidelights, radiator, room thermostat and stairs to first floor.

## CLOAKROOM

Having low level WC, wash hand basin with pedestal, radiator and extractor fan.

## LOUNGE 5.25m x 3.05m (17'2" x 10'0")

Having double glazed window to front, double glazed French doors to rear garden, two radiators.

## KITCHEN/DINER 5.45m x 2.75m (17'10" x 9'0")

Upgraded kitchen with wall and base units, integrated Bosch appliances including; double oven, gas hob with splash back, extractor hood, dishwasher and fridge freezer. One and a half bowl sink with mixer tap, utility cupboard with integrated washing machine, double glazed window to front, double glazed French doors, radiator and inset ceiling spotlights.

## FIRST FLOOR LANDING

Having double glazed window, access to loft, radiator and linen cupboard.

## MASTER BEDROOM 3.73m (max) x 2.80m (12'2" (max) x 9'2")

Having built in wardrobes, room thermostat, radiator, double glazed Juliette balcony.

## EN-SUITE SHOWER ROOM

Having low level WC, wash hand basin with pedestal, double shower cubicle, heated towel rail, part tiled wall, double glazed window and extractor fan.

## BEDROOM TWO 3.12m x 3.04m (10'2" x 9'11")

Having radiator and double glazed window.

## BEDROOM THREE 3.12m x 2.09m (10'2" x 6'10")

Having radiator and double glazed window.

## FAMILY BATHROOM

Having low level WC, wash hand basin with pedestal, bath with shower over, part tiled wall, double glazed window, heated towel rail and extractor fan.

## EXTERNALLY

At the rear of the property is a good sized, fully enclosed garden which is mostly laid to lawn, with sleeper borders and various shrubs, a patio area, gated side access to driveway providing parking for two cars.

## AGENT NOTES

Tenure: Freehold

Services: All mains services are believed to be connected.

Council Tax Band: D

Maintenance Charge: Approximately £250 per annum to First Port.

Broadband: Fibre to the Premises.

For mobile signal and wireless broadband: Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) for more information

## FINANCIAL SERVICES

We may offer prospective purchasers' financial advice in order to assist the progress of the sale. Bennett Jones Partnership introduces only to Kingsbridge Independent Mortgage Advice and if so, may be paid an introductory commission which averages £128.00.

## VIEWING

By appointment with the owner's sole agents as over.

