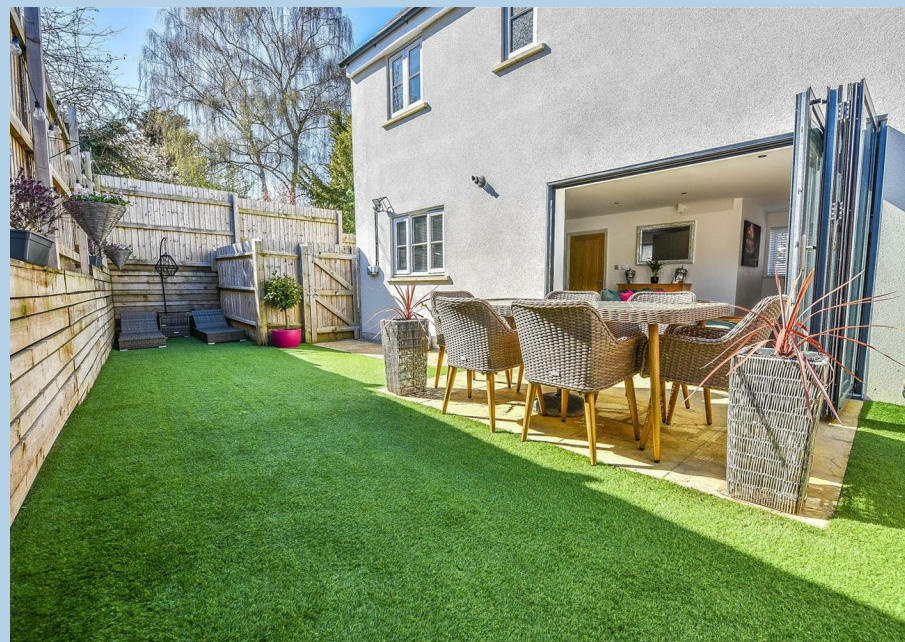
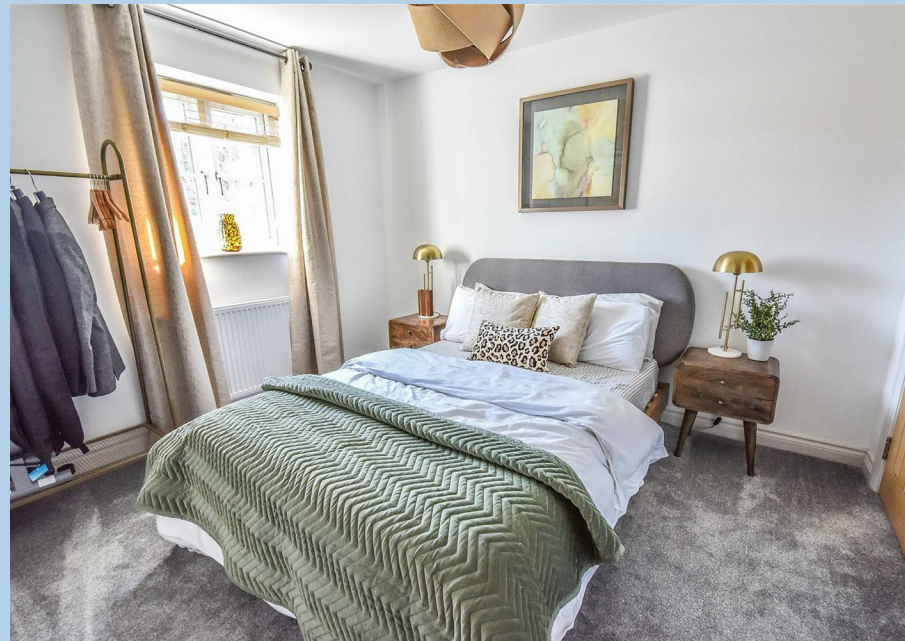


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5 St Marks Rise, Dursley,
GL11 4AN

Asking Price
£400,000



THIS MODERN 4/5-BEDROOM HOME, LOCATED IN A SMALL BESPOKE DEVELOPMENT IN DURSLEY, OFFERS STYLISH LIVING WITH OAK ACCENTS THROUGHOUT. THE SPACIOUS OPEN-PLAN KITCHEN/LIVING AREA FEATURES BI-FOLDING DOORS LEADING TO A PRIVATE PATIO AND GARDEN, PERFECT FOR ENTERTAINING. WITH THREE WELL-APPOINTED BEDROOMS WITH ONE EN-SUITE ON THE FIRST FLOOR AND ON THE SECOND FLOOR THERE IS A MASTER SUITE WITH AN EN-SUITE AND DRESSING ROOM, THE PROPERTY ALSO BOASTS A FAMILY BATHROOM, STUDY/BEDROOM FIVE AND AMPLE STORAGE. THE LOW-MAINTENANCE GARDEN INCLUDES AN ASTRO TURF LAWN, WHILE THE TARMAC DRIVEWAY PROVIDES OFF-ROAD PARKING FOR TWO VEHICLES. SITUATED WITHIN WALKING DISTANCE OF LOCAL AMENITIES AND TRANSPORT LINKS, THIS HOME COMBINES MODERN COMFORT WITH ELEGANT DESIGN. EPC: B

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5 St Marks Rise, Dursley, GL11 4AN

SITUATION

This modern 4/5 bedroom home is situated in a small bespoke development, within walking distance of Dursley town centre and its facilities, which include a range of local traders, Sainsbury's supermarket along with primary and secondary schooling. Dursley is well placed for travelling to the larger centres of Gloucester, Bristol and Cheltenham via the A38 and M5/M4 motorway network. Cam has a 'Park and Ride' railway station with onward connections to the National Rail Network.

DIRECTIONS

From Dursley town centre proceed out of town in a south easterly direction along the A4135 passing the Church on the left hand side, continue taking the second turning on the roundabout to continue on the A4135 and continue for approximately 100 yards and turn right into St. Marks Rise. The property is the last one on the left hand side.

DESCRIPTION

Having been in the same ownership since new, this modern 4/5-bedroom home is in immaculate condition and offers versatile accommodation with stylish oak accents throughout. The property briefly comprises; entrance hall, cloakroom, Open plan kitchen/lounge/diner, three bedrooms on the first floor with one en-suite and family bathroom as well as a separate study which could also be used a bedroom. On the second floor there is a luxurious Master suite comprising a good sized double bedroom with eaves storage, separate dressing room and en suite. Externally there is a rear garden with patio area, gated side access to driveway providing parking for two cars.

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 radiator and stairs to first floor.

CLOAKROOM

Having low level WC, wash hand basin with pedestal, heated towel rail and extractor fan.

OPEN PLAN KITCHEN/LIVING SPACE 7.83m x 5.69m (narrowing to 3.63m) (25'8" x 18'8" (narrowing to 11'10"))

Perfect family and entertaining space with open plan Kitchen, lounge and dining room. Having three double glazed windows, bi-folding doors to patio with perfect fit thermal blinds, radiator and column

radiator, range of wall and base units with oak work top over, space, plumbing for washing machine, American fridge freezer, integrated dishwasher, electric hob and oven with extractor hood over and tiled splashback, one and a half bowl sink with mixer tap and drainer, integrated Bluetooth speakers, inset spotlights and Hive thermostat controls.

ON THE FIRST FLOOR

FIRST FLOOR LANDING

Having radiator, stairs to the second floor and Hive thermostat controls.

BEDROOM TWO 3.39m x 2.75m (11'1" x 9'0")

Having double glazed window and radiator.

EN-SUITE

Having low level WC, wash hand basin with vanity unit, shower cubicle with dual shower, part tiled wall, heated towel rail, inset spotlights, extractor fan.

BEDROOM THREE 3.27m x 2.67m (10'8" x 8'9")

Having double glazed window and radiator.

BEDROOM FOUR 3.05m x 2.32 (10'0" x 7'7")

Having double glazed window and radiator.

FAMILY BATHROOM

Having low level WC, wash hand basin with vanity unit, bath with dual shower over, part tiled wall, double glazed window, extractor fan, heated towel rail, inset spotlights.

STUDY/BEDROOM FIVE 2.24m x 2.05m (7'4" x 6'8")

Having double glazed window and radiator.

ON THE SECOND FLOOR

SECOND FLOOR LANDING

Having two double glazed Velux windows.

MASTER BEDROOM 4.16m x 3.76m (13'7" x 12'4")

Having two double glazed Velux windows, radiator, built in eaves storage, built in Bluetooth ceiling speakers.

EN-SUITE

Having low level WC, wash hand basin with vanity unit, corner shower cubicle, part tiled wall, heated towel rail, built in Bluetooth speaker, double glazed Velux window. Inset ceiling spotlights.

DRESSING ROOM 2.67m x 1.94m (8'9" x 6'4")

Having double glazed window, radiator, inset spotlights.

EXTERNALLY

From the bi-fold doors at the rear there is a good sized patio area with South-East facing aspect. There is a low maintenance astro turf lawn and the garden is fully enclosed with raised wooden panel fencing with a side gate enabling access to the tarmac driveway which provides parking for two vehicles in tandem. To the front of the property is a low maintenance astro turf lawn with attractive cherry blossom tree.

AGENT NOTES

Tenure: Freehold
Services: All mains services are connected. Gas central heating.
Council Tax Band: E
The property is accessed via a private road owned by the 10 properties on the development. Each owner acts as a director for the management company.
Broadband: Fibre to the Cabinet
For mobile signal and wireless broadband: Please see 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.



Ground Floor



First Floor



Second Floor

