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21 Bailey Way, Dursley,
GL11 4FF

Asking Price
£380,000



WELL MAINTAINED FOUR BEDROOM FAMILY HOME SITUATED ON THE EDGE OF THE POPULAR LITTLECOMBE DEVELOPMENT. THE PROPERTY BRIEFLY COMPRISES; ENTRANCE HALL, LOUNGE, KITCHEN/DINER, UTILITY, CLOAKROOM, THREE FIRST FLOOR BEDROOMS, FAMILY BATHROOM, MASTER BEDROOM WITH ENSUITE SHOWER ROOM, REAR GARDEN, GARAGE AND DRIVEWAY FOR THREE CARS. EPC: B

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21 Bailey Way, Dursley, GL11 4FF

SITUATION

21 Bailey Way is situated on this extremely popular development within walking distance of the town centre. Bailey Way is a pleasant street, located off Lister Road which is a more recent development phase on this estate and 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. The village also has a choice of three primary schools. Dursley town, which is approximately one mile distant offers a wider range of shopping facilities including Sainsbury's supermarket and both primary and secondary schooling. The Littlecombe development is in the course of construction and the River Ewelme runs through the centre of the development, which will be the focal point with walkways and bridges along with play areas.

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 Silver 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 take the turning on the right onto Graham Edge, take the first left onto Bailey Way and the property will be located on the right hand side after 50 metres.

DESCRIPTION

This property was constructed approximately 6 years ago and has been in the same ownership since new and benefits from the outstanding years left on the NHBC warranty. The accommodation is arranged over three floors however this style of property offers a more conventional layout than others on the development. Having the living accommodation on the ground floor comprising lounge, open-plan kitchen/diner, utility and cloakroom. The first floor comprises three good size bedrooms and family bathroom with stairs leading to the second floor which boasts a sizeable master bedroom and en-suite shower room. Externally there is a reasonably sized garden and larger than average single garage plus parking for three 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 composite front door with side light, radiator and stairs to first floor.

LIVING ROOM 5.07m x 3.79m (16'7" x 12'5")

Having double glazed window to front, radiator, cupboard under the stairs.

KITCHEN/DINER 4.74m x 3.16m (15'6" x 10'4")

Having a range of wall and base units with LED strip lights, integral appliances including fridge freezer, dishwasher, oven and hob with extractor hood over, one and a half bowl sink with mixer tap. Double glazed French doors to the rear and radiator.

UTILITY 1.82m x 1.80m (5'11" x 5'10")

Having counter top with space and plumbing for washing machine and tumble dryer, glazed door to garden.

CLOAKROOM

Low level WC, wash hand basin with pedestal, radiator, double glazed window and combination boiler.

ON THE FIRST FLOOR

LANDING

Having stairs to first floor, airing cupboard housing pressurised hot water cylinder, stairs to second floor, radiator.

BEDROOM TWO 4.29m x 2.63m (14'0" x 8'7")

Having radiator and double glazed window.

BEDROOM THREE 4.18m x 2.60m (13'8" x 8'6")

Having radiator and full height double glazed window.

BEDROOM FOUR 3.20m x 2.02m (10'5" x 6'7")

Having radiator and double glazed window.

FAMILY BATHROOM

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

ON THE SECOND FLOOR

MASTER BEDROOM 5.51m x 3.67m (18'0" x 12'0")

Having two radiators, double glazed dormer window, double glazed Velux window, two built in storage cupboards, access to the loft, aerial and thermostat.

EN-SUITE

Having low level WC, wash hand basin with pedestal, shower cubicle, double glazed Velux window, extractor fan, shaver point and heated towel rail.



EXTERNALLY

There is a small patio area to the rear with an outside tap and socket, leading to a garden that is mostly laid to lawn. There is a decking area at the top of the garden which is in an elevated position. A side gate leads to a tarmac driveway providing parking for three small cars or two large cars. To the front is a small partially enclosed flower bed with shrubs leading to the front door.

GARAGE 6.20m x 3.27m (20'4" x 10'8")

Having power, lighting and personal door to the side.

AGENT NOTES

Tenure: Freehold

Services: All mains services are believed to be connected.

Council Tax Band: D

Management fee payable to First Port every six months for maintenance of the estate - approx £350pa.

Broadband: Fibre to the Premises

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.

