



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<b>A</b>	<b>B</b>	<b>A</b>	<b>B</b>
81-91	69-80	81-81	69-80
69-80	55-68	69-80	55-68
55-68	39-54	55-68	39-54
39-54	21-38	39-54	21-38
21-38	1-10	21-38	1-10
1-10		1-10	
Very energy efficient - lower running costs	Very energy efficient - lower running costs	Very environmentally friendly - lower CO <sub>2</sub> emissions	Very environmentally friendly - lower CO <sub>2</sub> emissions
Not energy efficient - higher running costs	Not energy efficient - higher running costs	Not environmentally friendly - higher CO <sub>2</sub> emissions	Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	England & Wales	England & Wales	England & Wales
EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC

MISREPRESENTATION ACT 1967. Messrs. Bennett Jones for themselves and for the Vendors of this property whose agents they are, give notice that: All statements contained in their particulars as to this property are made without responsibility on the part of the Agents or Vendors.

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81 Budding Way, Dursley,  
GL11 5BE

Asking Price  
**£415,000**



WELL-PRESENTED FOUR BEDROOM DETACHED FAMILY HOME ON THE POPULAR BUDDING WAY DEVELOPMENT. SPACIOUS ACCOMMODATION INCLUDES A KITCHEN/BREAKFAST ROOM, UTILITY, LARGE LOUNGE/DINER, DOWNSTAIRS WC, PRINCIPAL BEDROOM WITH EN-SUITE, THREE FURTHER BEDROOMS, FAMILY BATHROOM, GARAGE AND DRIVEWAY PARKING. ATTRACTIVE LANDSCAPED REAR GARDEN WITH MATURE PLANTING WITH TWO GREENHOUSES. EPC: B

**01453 544500**

31 Parsonage Street, Dursley  
Gloucestershire, GL11 4BW

**bennettjones.co.uk**

sales@bennettjones.co.uk



# 81 Budding Way, Dursley, GL11 5BE

## SITUATION

Budding Way is placed midway between Cam and Dursley centres and Cam has a growing range of facilities including: Tesco supermarket, local traders, post office, doctors and dentists and a choice of three primary schools. Dursley town which is within walking distance offers a wider range of shopping facilities including: Sainsbury's supermarket and both primary and secondary schooling. The River Ewelme runs through the centre of the development and is the focal point with walkways and bridges along with play areas. There is a footpath leading to the town centre.

## DIRECTIONS

From Dursley town centre proceed north west out of town on the A4135, on approaching the Kingshill rank of shops, just after the fire station turn right into Kingshill Lane and proceed down the incline taking the first turning on the right, passing the Vale Community Hospital on the right hand side and continue for approximately two hundred metres turning left into Budding Way and continue bearing right for approximately three hundred metres and number 81 will be found on the left hand side before the left turn into the end of the cul-de-sac.

## DESCRIPTION

This property has been in the same ownership since new and was constructed approximate 10 years ago. The garden is a particular highlight, having had lots of attention from the current owners with various established shrubs and also backing onto a grass bank creates a very private position. The accommodation is well suited to family living having kitchen/breakfast room, utility, downstairs cloakroom, large lounge/diner, integral garage, four first floor bedrooms with the master having en-suite and further family bathroom. At the front of the property is a paved driveway 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).

## ON THE GROUND FLOOR

### ENTRANCE HALL

Front door with double glazed side lights, radiator, storage cupboards, stairs to first floor, under stair storage.

### KITCHEN 3.45m x 2.15m (11'3" x 7'0")

Range of wall and base units incorporating one and a half bowl sink unit with mixer tap, integrated dishwasher, six ring gas hob with extractor over, tiled splashback, integrated cooker, breakfast bar, integrated fridge freezer, spot lights, double glazed window.

### UTILITY 1.58mx 1.55m (5'2"x 5'1")

Wall and base units, radiator, space for washing machine and tumble dryer, door to side, extractor, spot lights,

### CLOAKROOM

Low level WC, pedestal wash hand basin, radiator, extractor.

### LOUNGE/DINER 7.47m x 3.21m (24'6" x 10'6")

Double glazed window, double glazed French doors, two radiators.

## ON THE FIRST FLOOR

### LANDING

Radiator, access to loft, airing cupboard.

### MASTER BEDROOM 3.47m x 3.17m (11'4" x 10'4")

Double glazed window, radiator, built-in wardrobe, thermostat.

### EN SUITE

Suite comprising shower cubicle, low level WC, pedestal wash hand basin, heated towel rail, extractor, part tiled walls, spot lights, double glazed window.

### BEDROOM TWO 2.40m x 3.07m (7'10" x 10'0")

Radiator, built-in wardrobe, built-in cupboard, double glazed window

### BEDROOM THREE 4.06m x 2.70m (13'3" x 8'10")

Radiator, double glazed window.

### BEDROOM FOUR 3.85m x 1.88m (12'7" x 6'2")

Radiator, double glazed window.

### BATHROOM

Suite comprising bath, shower cubicle, low level WC,

pedestal wash hand basin, inset spot lights, extractor, heated towel rail, double glazed window.

## EXTERNALLY

The rear garden has a patio, Two GREENHOUSES, lawn and mature shrubs, seating area and is enclosed. To the front integral GARAGE 5.87m x 2.96m with power and light, paved driveway providing parking for two cars and EV charger.

## AGENT NOTES

Tenure: Freehold

Services: All mains services are understood to be connected.

Council Tax Band: E

Maintenance Fee: Approximately £400 per annum (paid quarterly 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

## VIEWING

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

## 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.

