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27 Foundry Rise, Dursley,  
GL11 4HJ

Asking Price  
**£495,000**



SPACIOUS TWO YEAR OLD FOUR BEDROOMED DETACHED HOUSE BACKING ONTO GREEN SPACE, WALKING DISTANCE OF TOWN CENTRE, NHBC BUILDING WARRANTY, ENTRANCE HALL, CLOAKROOM/WC, SPACIOUS LIVING ROOM, KITCHEN/DINING ROOM WITH FITTED APPLIANCES AND BI-FOLD DOORS LEADING TO GARDEN, UTILITY, MASTER BEDROOM WITH JULIET BALCONY AND EN SUITE SHOWER ROOM, THREE FURTHER GOOD SIZE BEDROOMS, FAMILY BATHROOM WITH SEPARATE SHOWER CUBICLE, PAVED PARKING FOR SEVERAL CARS, INTEGRAL GARAGE/WORKSHOP, ATTRACTIVE ENCLOSED GARDEN. GAS CENTRAL HEATING, DOUBLE GLAZING. ENERGY RATING: B.

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# 27 Foundry Rise, Dursley, GL11 4HJ

## SITUATION

27 Foundry Rise is situated on this extremely popular development in an elevated position backing onto a green space. Foundry Rise is placed close to Dursley which offers a wide range of shopping facilities including: Sainsbury's supermarket and both primary and secondary schooling. The nearby village of Cam has a growing range of facilities including: Tesco supermarket, local traders, post office, doctors and dentist surgeries and a choice of three primary schools. The Littlecombe development has just completed construction and runs along side the River Ewelme, which is the focal point with walks and bridges along with play areas. There are footpaths leading to the town centre.

## DIRECTIONS

From Dursley town centre proceed through Castle Street with Sainsburys on the left hand side to the town hall, taking the first turning on the left into Long Street. Proceed to the bottom of Long Street bearing left into Lister Road and immediately left again into Foundry Rise. The road bears round to the left and at the unmarked T junction turn right and number 27 will be found on the left hand side.

## DESCRIPTION

This spacious detached house was constructed approximately two years ago and has the balance of the ten year new build warranty. The property was constructed by St Modwen Homes and was the final phase of the development and backs onto green space and has views through the valley towards the wooded slopes beyond. The property is well located for easy access to the town with a footpath leading into The Knapp and directly from there into the town centre. The spacious accommodation is well presented and is accessed via entrance hall having cloakroom/WC off, spacious living room, kitchen/dining room with a range of built-in appliances and bi-fold doors leading onto the garden. There is an adjoining utility room and large integral garage/workshop. On the first floor there are four bedrooms - master having built-in wardrobes and Juliet balcony with French doors to the front and en suite shower room. The second bedroom is of a good size and there are two further well proportioned bedrooms, along with family bathroom, which has both a bath and large shower cubicle. The property benefits from gas fired radiator central heating and double glazing and has block paved parking area for three cars to the front. A pathway leads to the side of the property to attractive enclosed rear garden with raised deck and backs onto green space and has views to the left through the valley towards woodland beyond. Foundry Rise is a very popular road in this convenient location close to the town centre and we would suggest viewing at your earliest opportunity.

## 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

Having composite front door with double glazed side screen, radiator, Karndean style flooring, understairs storage cupboard.

## CLOAKROOM

Having wash hand basin, radiator, WC.

## LIVING ROOM 5.37m x 3.00m (17'7" x 9'10")

Having double glazed window to front, Karndean style flooring, two radiators.

## KITCHEN/DINING ROOM 6.38m x 3.30m reducing to 2.19m (20'11" x 10'9" reducing to 7'2")

Having a range of modern shaker style wall, tall and base units with laminated work surfaces over incorporating stainless steel one and a half bowl single drainer sink unit, five burner gas hob with cooker hood over, built-in double oven, integrated fridge and freezer, integrated dishwasher, Karndean style flooring, bi-fold doors onto garden, radiator.

## UTILITY ROOM 2.18mx 1.73m (7'1"x 5'8")

Having a range of base units with work surface over, stainless steel single drainer sink unit, plumbing for washing machine, radiator, double glazed window to rear, Ideal wall mounted boiler supplying radiator central heating and domestic hot water.

## ON THE FIRST FLOOR

## LANDING/STUDY AREA

Having radiator, double glazed window to side, airing cupboard housing hot water storage tank, access to loft space.

## BEDROOM ONE 4.14m x 3.00m (13'6" x 9'10")

Having double built-in wardrobe, radiator, French doors to front with Juliet style balcony, radiator, door to:

## EN SUITE SHOWER ROOM

Having shower cubicle with mixer shower, radiator, low level WC, wash hand basin, stainless steel ladder towel rail, double glazed window.

## BEDROOM TWO 4.00m x 3.12m (13'1" x 10'2")

Having tall double glazed window to front, radiator.

## BEDROOM THREE 3.48m x 3.37m max (11'5" x 11'0" max)

Having double glazed window, radiator.

## BEDROOM FOUR 2.70m x 2.50m (8'10" x 8'2" )

Having double glazed window, radiator.

## BATHROOM

Having low level suite comprising pedestal wash hand basin, low level WC, panelled bath, large shower cubicle with mixer shower, stainless steel ladder towel rail, double glazed window.

## EXTERNALLY

To the front of the property there is block paved parking area for a number of cars with flower border, integral GARAGE/WORKSHOP 6.00m x 3.00m having up-and-over door, power and light and personal door to house. A paved pathway leads via pedestrian gate to the side of the property and onto the rear garden, which is enclosed by fencing with paved patio area, raised deck and laid to lawn with views through the valley, outside tap.

## AGENT NOTES

Tenure: Freehold

Services: All mains services are connected. Gas fired radiator central heating. There is a water meter.

Ten year NHBC builders warranty with approximately eight years remaining.

Management company for communal areas - management fee is yet to be charged as new development, however there is an agreement with FirstPort for this to be charged in the future, no figures provided as yet from FirstPort.

Restrictive Covenant: Only a private motor car is to be parked at the

property. A commercial lorry, van or any other commercial vehicle, caravan, motor home or trailer may not be parked or left to the front of the building line of the building erected on the property.

Council Tax Band: E

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.

