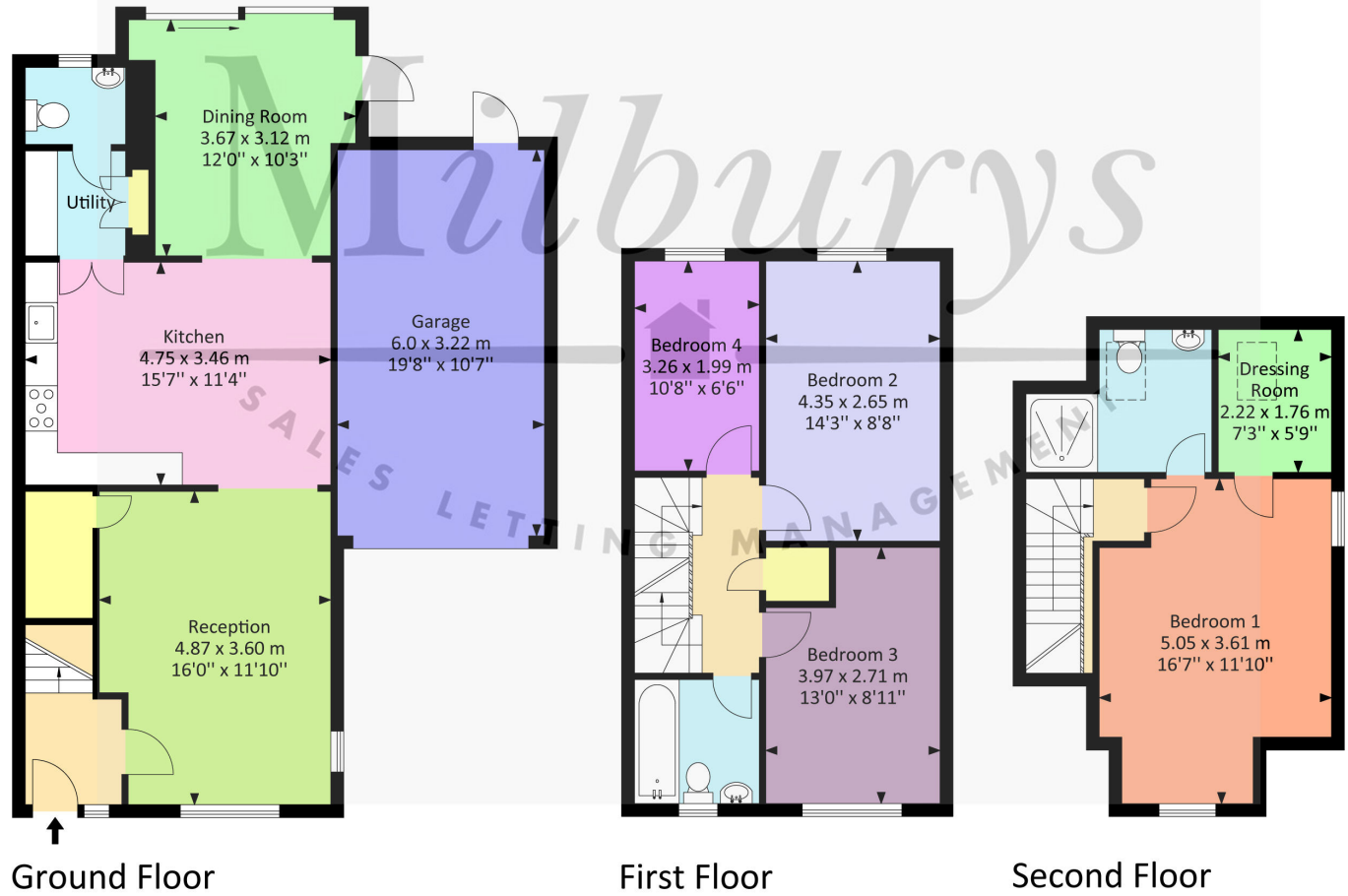




17 Budding Way, Dursley, Gloucestershire GL11 5BE

£395,000

17 Budding Way, Dursley, GL115BE
 Internal Area (Approx)
 147.3 Sq.M / 1585.7 Sq.Ft
 For identification only. Not to scale.
 Produced by Energy Plus



17 Budding Way, Dursley, Gloucestershire GL11 5BE

Built in 2013 by St Modwen Homes, this beautifully presented four bedroom townhouse has had one owner since new and awaits a new owner to call home. A property with privacy and a true modern feel presents itself all around. Downstairs, an open plan living/dining area can be accessed from the light and airy entrance hallway to the right. The living area is tastefully presented complimented with a large window inviting plenty of natural light to dance on beautiful oak wooden flooring, along with under stairs storage. Adjoining is a very smart kitchen complete with solid oak work surfaces, integrated appliances and wonderful limestone flooring. Truly a perfect place to bake a cake with the little ones! When entertaining, this is the hub of the home, plus there is an extended open plan dining area with sliding triple glazed patio doors straight onto the garden. Plenty of natural light gathers in this space from a wonderful glass vaulted ceiling window. The downstairs further benefits from a cloakroom accessed from a useful utility room. Moving upstairs, the first floor comprises of a smart modern family bathroom and three double bedrooms- two boasting wonderful views of the garden and another with a large window introducing plenty of natural light. Head up a further staircase to the second floor. The principle bedroom is located here, complete with a beautifully decorated modern en-suite shower room and a walk in wardrobe/dressing area. This room is further blessed with velux windows, offering light and wonderful views. Outside, the rear garden is mainly laid to lawn with a patio seating area. Flowerbeds border the rear of the garden and a great space to get stuck into some planting! For a nice evening stroll, why not take the nearby walk to Cam Peak for some deer spotting in open fields! Within catchment of Cam Hopton Primary school, Rednock Secondary School and a short stroll from local amenities. A delightful family home ready to welcome some more happy memories.

Situation

The village of Cam is situated alongside the Cotswold Way on the edge of the Cotswold Escarpment to the east of the River Severn and the Berkeley Vale. It is adjacent to the town of Dursley, convenient for Rednock Secondary School - www.rednockschool.org.uk and a selection of wonderful primary schools. Cam and Dursley both have a good range of shops and there are large supermarkets in each location. Connections to the motorways are good, with junctions 13 and 14 of the M5 within easy reach to the north and south, plus there is the bonus of the Cam rail link. A great location surrounded by some beautiful countryside.

Property Highlights, Accommodation & Services

- Stylish Semi Detached Town House Presented To High Standards Throughout
- Four Double Bedrooms- Principal With Ensuite And Dressing Room
- Within Catchment To Cam Hopton Primary School And Rednock Secondary School
- Open Plan Ground Floor Accommodation With Triple Glazed Patio Doors To Rear Garden
- Extended Dining Room With A Beautiful Vaulted Ceiling Window
- Smart Kitchen Complete With Solid Oak Work Surfaces, Integrated Appliances And Limestone Flooring
- Utility And Cloakroom
- Pretty And Established Rear Garden With Side Access
- Single Garage & Driveway Parking
- Stroud District Council - Band D

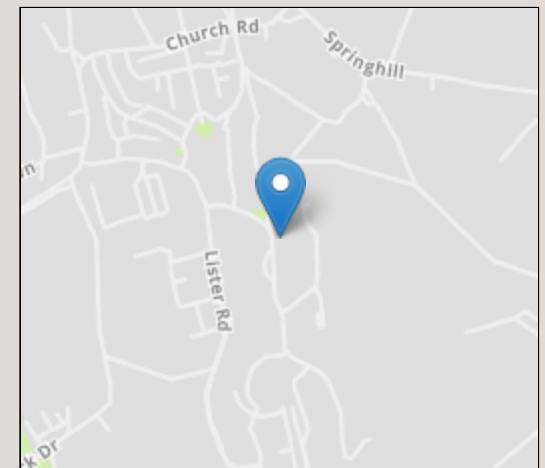
Directions

Heading into Dursley along the B4066 from the direction of Wotton Under Edge, turn left into Kingshill Lane. Descend the hill, turning right at the bottom into Lister Road. Pass the Vale Hospital on your right, and then take the next left hand turning into Budding Way. Number 17 is found on your left hand side a short way a long this road.

Local Authority & Council Tax - Stroud District Council - Tax Band D

Tenure - Freehold

Contact & Viewing - Email: wotton@milburys.co.uk Tel: 01453 842666



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		90
(81-91)	B		
(69-80)	C	81	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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