



Well Presented Family Home  
3 Bedroom Detached Home  
Shakespeare Road, Dursley, GL11

Guide Price £310,000  
[www.griffithnobes.co.uk](http://www.griffithnobes.co.uk)



SEMI-DETACHED FAMILY HOME | SITUATED ON THE POPULAR WHITEWAY ESTATE | THREE BEDROOMS

WELL-POSITIONED FAMILY HOME | SPACIOUS KITCHEN / DINER | CONSERVATORY

EPC RATING: C | GAS CENTRAL HEATING | DOUBLE GLAZING | DRIVEWAY PARKING | SINGLE GARAGE

01453 799938

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## Shakespeare Road, Dursley, GL11

This well-presented three-bedroom semi-detached family home is located on the Whiteway estate on the serene outskirts of Dursley. The property is enveloped by breathtaking, picturesque views and woodland walks, perfect for nature lovers.

As you step into the entrance hallway, you are welcomed into the spacious kitchen/diner, featuring modern appliances, ample countertop space, large windows, and a glazed back door that brings in lots of natural light—ideal for family meals and gatherings.

The generously sized lounge offers comfort and style, with a lovely stone feature fireplace and mantle adding a touch of warmth and Cotswold charm to this family living room. The addition of a good-sized double-glazed conservatory offers an inviting extension to the family living space. This sunlit area overlooks the well-maintained back garden, providing a peaceful retreat for relaxation or entertainment with its paved area and lawn.

Upstairs, the home continues to impress with three well-appointed bedrooms, two of which are doubles, offering flexibility and space for all family members. The contemporary family bathroom is both modern and sleek, with a shower over the bath, ensuring a refreshing start to the day.

Outside, the property boasts a private driveway and a single garage, providing ample parking and storage solutions. The front garden sets a welcoming tone with its neat layout and vibrant plantings, while the rear garden is a safe and secluded oasis, perfect for children to play and adults to unwind.

This property is not just a house but a place to call home, ready to create new memories. Don't miss out on this opportunity for peaceful, family-friendly living in a sought-after location. Book your viewing today to experience everything this fantastic home has to offer!



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			84
(69-80) <b>C</b>		69	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

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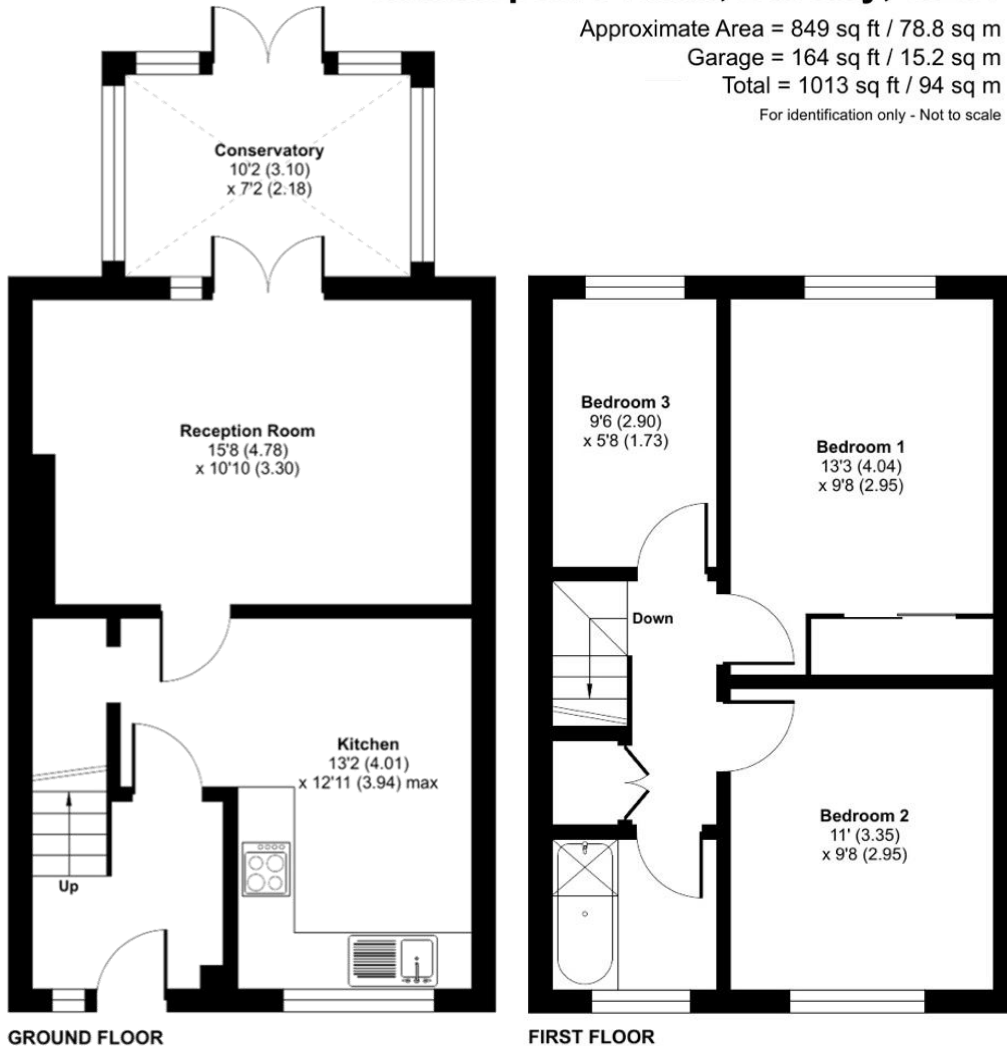
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Approximate Area = 849 sq ft / 78.8 sq m  
Garage = 164 sq ft / 15.2 sq m  
Total = 1013 sq ft / 94 sq m  
For identification only - Not to scale



Council Tax Band: **C (£2098.30)** Tenure: **Freehold.** EPC Rating: **C**

Utilities: **Mains Gas, Mains Water, Mains Sewer.**

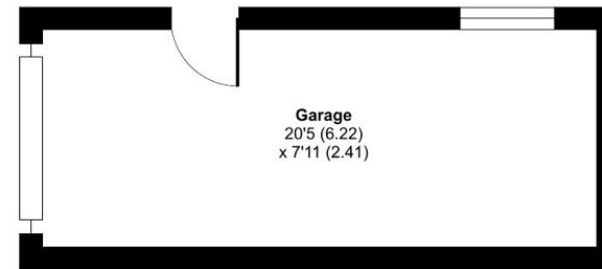
Broadband: **Standard up to 12Mbps\*, Superfast up to 54Mbps\***

Phone Network: **EE, Three, o2, Vodafone\***

\*Information obtained from Ofcom Website, May 2024.

Viewings available by appointment only.

Tel: 01453 799938 or E-Mail: [hello@griffithnobes.co.uk](mailto:hello@griffithnobes.co.uk) for further info.



GARAGE



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2023. Produced for Griffith Nobes Lettings and Management Ltd. REF: 1025847



## IMPORTANT NOTE:

These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The Seller does not make or give, nor do Griffith Nobes Lettings and Management Ltd ("we") or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property which are NOT included unless specified in writing.

We work with a number of companies that provide services that may be of interest to you, and where you take up a referral, we may earn an average fee of £100.00.

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