



Individually Architect Designed
5 Bedroom Detached New Home
Woodland Avenue, Dursley, GL11.

Guide Price £560,000
www.griffithnobes.co.uk



INDIVIDUAL ARCHITECT DESIGNED | FAMILY HOME | BRAND NEW DETACHED HOUSE | NO ONWARD CHAIN

SPACIOUS LOUNGE | MODERN KITCHEN | OPEN PLAN LIVING | WELL PRESENTED THROUGHOUT

SAP RATING 'B' – AS DESIGNED (EPC TBC) | PARKING | DOUBLE GLAZING | GAS CENTRAL HEATING | ICW WARRANTY

01453 799938

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Exceptionally spacious five bedroom detached family home with flexible living space. This brand new beautifully designed and carefully considered new build property showcases the use of modern and durable materials to give a sleek and contemporary finish. Designed with careful consideration to the overall functionality expected of a family home. The windows are carefully positioned to make the most of the natural light. Accommodation comprises an entrance hall, stunning and spacious open plan living room with dining area and fitted kitchen.

Additional downstairs accommodation includes a utility area, cloakroom and a double bedroom with ensuite shower that could easily be utilised as a second reception room. Upstairs has four bedrooms and family bathroom as well as an ensuite to the master. A pair of sliding patio doors lead to the outdoor entertaining space and an additional elevated garden area makes the most of the outside space. There is sufficient parking outside of the entrance for two cars.

The property will benefit from an ICW Warranty.

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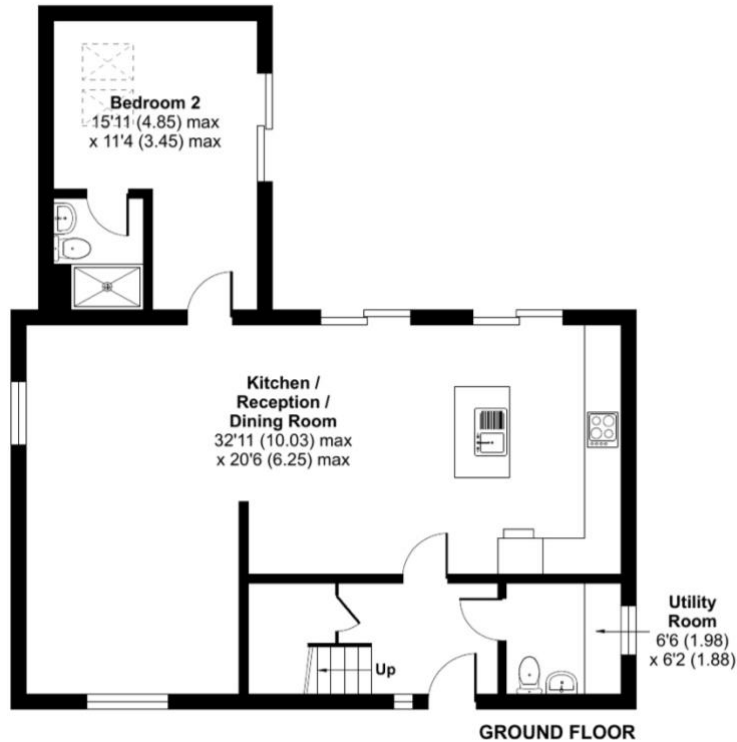
Approximate Area = 1571 sq ft / 145.9 sq m

For identification only - Not to scale

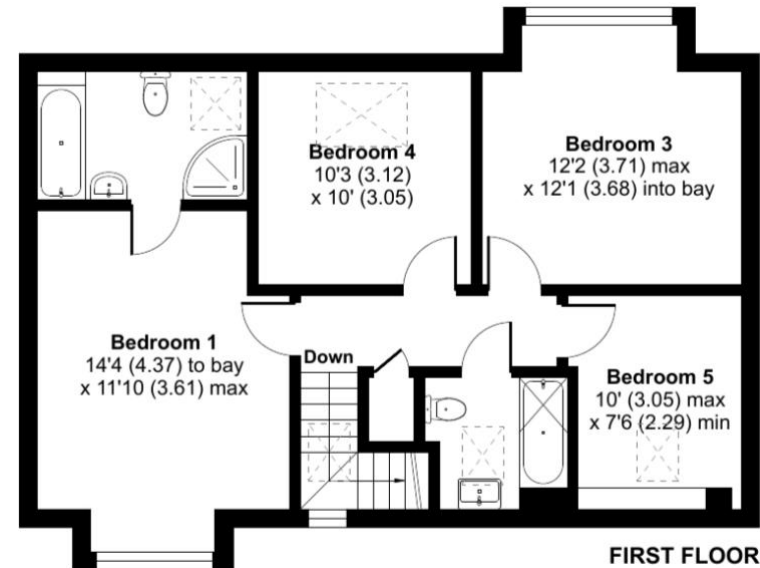
Council Tax Band: TBC Tenure: Freehold

Viewings available by appointment only.

Tel: 01453 799938 or E-Mail: hello@griffithnobes.co.uk for further details.



Floorplans are provided for illustrative purposes only and are not drawn to scale. Any descriptions, measurements, areas, openings, orientations or fixtures and fittings shown are approximate and should not be relied upon and do not form part of any agreement. All parties must rely on their own inspections or surveys. No liability is taken for any errors or omissions.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 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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