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22 Shearing Close, Dursley,  
GL11 5DB

Price Guide  
£360,000



IMMACULATELY PRESENTED THREE BEDROOM DETACHED HOME WITH NO ONWARD CHAIN, CONSTRUCTED 2015, BACKING ONTO OPEN FIELDS TO REAR, OPEN PLAN KITCHEN/DINER WITH FRENCH DOORS TO GARDEN, SPACIOUS LIVING WITH FURTHER FRENCH DOORS, CLOAKROOM/3RD WC, THREE FIRST FLOOR BEDROOMS, MASTER WITH EN-SUITE SHOWER ROOM, FAMILY BATHROOM, GOOD SIZED ENCLOSED REAR GARDEN WITH SIDE ACCESS TO FRONT, DRIVEWAY PARKING FOR TWO. ENERGY RATING: B.

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## 22 Shearing Close, Dursley, GL11 5DB

### SITUATION

22 Shearing Close is situated on this extremely popular development in an elevated position. Shearing Close is placed midway between Cam and Dursley centres. Cam having a growing range of facilities including Tesco's supermarket and a range of local traders along with Post Office, doctors and dentists. The village also has a choice of three primary schools. Dursley town, which is approximately one mile distant offers a wider range of shopping facilities including Sainsbury's supermarket and both primary and secondary schooling. The Littlecombe development has the River Ewelme running through the centre of the development, which will be the focal point with walkways and bridges along with play areas.

### 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, continue passing The Vale Community Hospital on the right hand side and continue for approximately 200 metres turning left into Budding Way and continue taking the second turning on the left into Shearing Close and bearing left and the property will be located on the right hand side.

### DESCRIPTION

This property was constructed in 2015 and has been in the same ownership since. Now offered to the market with no onward chain, this immaculately presented home offers a superb detached residence in a popular location backing onto and benefiting from views to rear. This home has two good sized reception rooms, both with French doors to garden (fitted 2023). The property briefly comprises; entrance hallway with further newly fitted door (2023), living room, kitchen/diner, cloakroom/3rd WC. On the first floor there are three bedrooms, master with en-suite shower room and family bathroom. The rear garden has flagstone patio, is laid to lawn and fully enclosed by wood panel fencing and has a pleasant outlook over the greenery to rear. Side access leads to the driveway to front which has parking for two vehicles.

### 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).

### ENTRANCE HALLWAY

Front door, Storage/boot cupboard, radiator, stairs to first floor.

### LIVING ROOM 5.27m x 3.21m (17'3" x 10'6")

Double glazed French doors to garden, double glazed window to front, two radiators, storage cupboard.

### KITCHEN/DINER 5.31m x 2.71m (17'5" x 8'10")

Fitted kitchen with base and wall units, laminate work surface over, space for tall standing fridge freezer, space and plumbing for washing machine, integrated dishwasher, electric oven, gas hob with hood over, Logic gas boiler in cupboard, radiator, Double glazed French doors to garden and double glazed window to front.

### CLOAKROOM

Low level wc, wash hand basin with pedestal, radiator.

### ON THE FIRST FLOOR

### LANDING

Double glazed window to rear, access to loft space, airing cupboard with hot water cylinder.

### BEDROOM ONE 4.00m x 2.97m (13'1" x 9'8")

Double glazed window to front, radiator, fitted wardrobe, door to:

### EN-SUITE SHOWER ROOM

Shower cubicle with mixer, low level wc, wash hand basin with pedestal, heated towel rail, double glazed window to rear.

### BEDROOM TWO 3.26m (max) x 2.91m (max) (10'8" (max) x 9'6" (max))

Double glazed window to front, fitted wardrobe, radiator.

### BEDROOM THREE 3.26m x 2.28m (10'8" x 7'5")

Double glazed window to rear, radiator.

### FAMILY BATHROOM

Bath with shower off tap, low level wc, wall mounted wash hand basin, heated towel rail, double glazed window to rear.

### EXTERNALLY

The rear garden has flagstone patio, is laid to lawn with further patio area. The rear garden is fully enclosed by wood panel fencing. Side access leads to front which has driveway parking for two.

### AGENT NOTES

Tenure: Freehold.

Services: All mains services are believed to be connected.

Council Tax Band: D (£ £2,360.58 payable).

Service charge: Approximately £130 per annum.

The vendor confirms the following information:

The property has no Rights of Way.

The property is not Listed.

The property is not in a Flood risk area and not flooded in last 5 years.

The property has no Restrictions/covenants.

The property is not in a Conservation area.

For mobile signal and wireless broadband: Please see

[www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) for more information

Fibre broadband available to the property.

### 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.

### VIEWING

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



Ground Floor



First Floor

Total floor area 85.5 m<sup>2</sup> (921 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

