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7 Ashworth Close, Dursley,
GL11 5BG

Price Guide
£635,000



SPACIOUS DETACHED FOUR DOUBLE BEDROOM HOME WITH DOUBLE GARAGE AND DRIVEWAY, GOOD SIZED REAR GARDEN WITH RAISED DECKED/SEATING AREA, TWO RECEPTION ROOMS PLUS OPEN PLAN KITCHEN/DINER, UTILITY ROOM, MASTER WITH EN-SUITE SHOWER ROOM, FAMILY BATHROOM, CLOAKROOM/3RD WC, STUNNING VIEWS TO FRONT OVER GREENERY AND WOODED SLOPES ON HILLS, PRIVATE AND TUCKED AWAY CUL-DE-SAC POSITION. ENERGY RATING: C.

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7 Ashworth Close, Dursley, GL11 5BG

SITUATION

7 Ashworth Close is situated on this extremely popular development in an elevated position with views. Ashworth Close is placed midway between Cam and Dursley centres and Cam village has a growing range of facilities including: Tesco supermarket, local traders, post office, doctors and dentist surgeries and a choice of three primary schools. Dursley which is approximately one mile distance offers a wider range of shopping facilities including: Sainsbury's supermarket and both primary and secondary schooling. The Littlecombe Development is in the course of construction and the River Ewelme runs through the centre of the development which is the focal point with walks and bridges along with play area. There are planned footpaths leading to the town centre.

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, passing the Vale Community Hospital on the right hand side and continue for approximately two hundred metres turning left into Budding Way and immediately left into Ashworth Close and number 7 will be found towards the end of the cul-de-sac on the right hand side.

DESCRIPTION

Welcome to Ashworth Close, Dursley - a charming location that could be your next dream home! This detached house, built in 2013, offers a flexible and versatile living space. As you step inside, you'll be greeted by two inviting reception rooms, perfect for entertaining guests or simply relaxing with your family. With four bedrooms two bathrooms and cloakroom, there's plenty of space for everyone to enjoy their own privacy and comfort. One of the highlights of this property is the double garage, providing ample space for your vehicles or extra storage. The gardens are a particular feature which offer a good degree of privacy with lawned, patio and raised seating area, overlooking the garden. Situated in a cul-de-sac, this home offers not only a sense of tranquillity, but also stunning views over the greenery and wooded slopes on the hills.

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

Stairs to first floor, front door and side panel, under stair storage cupboard, radiator.

LIVING ROM 6.23m x 3.23m (20'5" x 10'7")

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

KITCHEN/DINER 5.59m x 3.44m (18'4" x 11'3")

Fitted kitchen with base and wall units, roll top laminate work surface over, integrated dishwasher, one and half bowl stainless steel sink and drainer, electric oven and grill, 6 ring gas hob with hood over, integrated tall fridge freezer, radiator, double glazed window and French doors to garden, door to:

UTILITY 2.01m x 1.57m (6'7" x 5'1")

Base and wall units, roll top laminate work surface over, stainless steel sink and drainer, space and plumbing for washing machine, double glazed door to side, Logic gas boiler.

FAMILY ROOM 3.40m x 2.79m (11'1" x 9'1")

Double glazed window to front, radiator.

CLOAKROOM

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

ON THE FIRST FLOOR

LANDING

Large double glazed window to front, radiator, access to loft space, airing cupboard with hot water cylinder.

BEDROOM ONE 3.62m x 3.41m (11'10" x 11'2")

Double glazed window to front with views, radiator, door to:

EN SUITE

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

BEDROOM TWO 3.62m x 3.41m (11'10" x 11'2")

Double glazed window to front with views, radiator.

BEDROOM THREE 3.29m x 2.74m (10'9" x 8'11")

Double glazed window to rear, radiator.

BEDROOM FOUR 3.40m narrowing to 2.82m x 3.05m (11'1" narrowing to 9'3" x 10'0")

Double glazed window to rear, radiator.

BATHROOM

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

DOUBLE GARAGE 6.48m x 6.01m (21'3" x 19'8")

Twin up and over doors to front, light and power, door to side.

EXTERNALLY

The rear garden has large flagstone patio with two power points, tap, stone gravel seating area, large laid to lawn garden with various flowers, shrubs and trees. A particular feature of the garden is the raised seating/decking area with glazed panels overlooking the garden. Side access leads to driveway providing parking for two.

AGENT NOTES

Tenure: Freehold.

Services: All mains services are believed to be connected.

Council Tax Band: E (£2,885.16 payable).

Private driveway.

Broadband - fibre to house.

For mobile signal and wireless broadband: Please see

www.checker.ofcom.org.uk for more information

Service charge: £156.65 per 6 months.

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.

