



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs [93-100] <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions [92-100] <b>A</b>	
[81-92] <b>B</b>		[81-91] <b>B</b>	
[69-80] <b>C</b>		[69-80] <b>C</b>	
[55-68] <b>D</b>		[55-68] <b>D</b>	
[39-54] <b>E</b>		[39-54] <b>E</b>	
[27-38] <b>F</b>		[27-38] <b>F</b>	
[1-26] <b>G</b>		[1-26] <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>79</b>	<b>88</b>		

England & Wales EU Directive 2002/91/EC

MISREPRESENTATION ACT 1967. Messrs. Bennett Jones for themselves and for the Vendors of this property whose agents they are, give notice that: All statements contained in their particulars as to this property are made without responsibility on the part of the Agents or Vendors.

None of the statements contained in their particulars as to this property is to be relied on as a statement or representation of fact. Any intending purchasers must satisfy himself by inspection or otherwise as to the correctness of the statements contained in these particulars. The Vendors do not make or give and neither the Agents nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

2 Ashworth Close, Dursley,  
GL11 5BG

Price Guide  
**£600,000**



SPACIOUS DETACHED FOUR DOUBLE BEDROOM HOME WITH GARAGE AND RESIN DRIVEWAY, LARGE LANDSCAPED REAR GARDEN WITH RAISED 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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## 2 Ashworth Close, Dursley, GL11 5BG

### SITUATION

2 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 2 will be found shortly on the right hand side.

### DESCRIPTION

Welcome to Ashworth Close, Dursley - a charming location in a pleasant cul-de-sac with panoramic views to front. This detached house, built in 2013, offers a flexible and versatile living space. Internally, there are two spacious reception rooms including open plan kitchen/diner and living room with further family room/office, study plus cloakroom. As you progress to the first floor, you are greeted with a vaulted ceiling to the landing with a fabulous outlook from the large window to front. There are four bedrooms, master having en-suite shower room plus bathroom. The gardens are a particular feature with the current owners undertaking extensive landscaping to create a lawned and raised patio, overlooking the garden. The property benefits from 'Smart' central heating, garage plus a resin driveway which was installed by the current owners. 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

Composite front door and double glazed panel to side, stairs to first floor, radiator, under stair storage cupboard.

### CLOAKROOM

Low level WC, wash hand basin, radiator.

### FAMILY ROOM/OFFICE 3.55m x 3.04m (11'7" x 9'11")

Double glazed window to front, radiator.

### LIVING ROOM 6.06m x 3.21m (19'10" x 10'6")

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

### KITCHEN/DINER 5.59m x 3.41m (18'4" x 11'2")

Fitted kitchen with base and wall units, integrated dishwasher, one and half bowl stainless steel sink and drainer, electric oven and grill, separate 5 ring gas hob with hood over, double glazed window and French doors to garden, radiator, inset ceiling spotlights.

### UTILITY ROOM 2.14m x 1.59m (7'0" x 5'2")

Base and wall units, stone work surface over, space and plumbing for washing machine and tumble dryer, stainless steel sink and drainer, gas boiler, double glazed door to side, radiator.

### ON THE FIRST FLOOR

#### LANDING

Vaulted ceiling with large double glazed window to front, airing cupboard with hot water cylinder, radiator,.

#### BEDROOM ONE 3.88m x 3.52m (12'8" x 11'6")

Double glazed Juliet balcony to front with views, radiator, door to:

#### EN-SUITE SHOWER ROOM

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

#### BEDROOM TWO 3.26m x 3.20m (10'8" x 10'5")

Double glazed window to front, radiator, access to loft space which has loft light.

#### BEDROOM THREE 3.51m x 3.04m narrowing to 2.84m (11'6" x 9'11" narrowing to 9'3")

Double glazed window to rear, radiator.

#### BEDROOM FOUR 3.29m x 2.75m (max) (10'9" x 9'0" (max))

Double glazed window to rear, radiator.

### FAMILY BATHROOM

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

### EXTERNALLY

Landscaped by the current owners approximately four years ago, the rear garden is beautifully presented and gives a superb sense of space whilst offering a good degree of privacy. There is a flagstone patio, laid to lawn garden, retaining wall to rear offering a raised patio and decking area overlooking the garden which is enclosed by wood panel fencing. Side access leads to front which has resin driveway providing tandem parking for two vehicles leading to GARAGE (6.10m x 3.00m) which has light and power, door to side with up-and-over door to front.

### AGENTS NOTE

Tenure: Freehold.

All mains services are believed to be connected. Gas central heating with 'smart' thermostat.

Council Tax Band: E (£2735.96 payable).

Private driveway.

Broadband - fibre to house.

For mobile signal and wireless broadband: Please see

[www.checker.ofcom.org.uk](http://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.

