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5 Workmans Close, Dursley,  
GL11 6JR

Price Guide  
£360,000



LOCATED IN A PEACEFUL CUL-DE-SAC AND JUST A SHORT WALK FROM LOCAL SHOPS AND SCHOOLS, THIS BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED HOME OFFERS GENEROUS LIVING SPACE, MODERN FINISHES, AND FAR REACHING VIEWS. COMPRISING: SPACIOUS ENTRANCE LOBBY WITH BUILT-IN STORAGE, CLOAKROOM AND INNER HALLWAY, STYLISH & CONTEMPORARY KITCHEN/DINER WITH APPLIANCES, A LARGER THAN AVERAGE LOUNGE/DINER PROVIDES AMPLE ROOM FOR RELAXATION AND GATHERINGS. UPSTAIRS, ARE FOUR WELL PROPORTIONED BEDROOMS AND MODERN FAMILY BATHROOM. EXTERNALLY: AMPLE PARKING TO FRONT AND PRIVATE, ENCLOSED SOUTH-WESTERLY FACING REAR GARDEN. MUST BE SEEN TO BE FULLY APPRECIATED. GAS CENTRAL HEATING, EPC: C

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# 5 Workmans Close, Dursley, GL11 6JR

## SITUATION

The property is within a short walk of local shops, hairdressers and schools and offers easy access to the villages of both Cam and Dursley both having a range of local facilities with Dursley including Sainsbury's supermarket, numerous independent retailers, swimming pool, gym and library. Dursley is also well placed for onward travel throughout the south west via the nearby A38 and M5/M4 motorway network and Cam having an easy access railway station with regular services to Gloucester and Bristol and onward connections to the national rail network,

## DIRECTIONS

From Dursley town centre proceed north west out of town on the A4135, continuing straight across on the first and second mini-roundabouts, at the third mini-roundabout take the first exit into Woodfield Road and proceed for approximately 300 metres, taking the second turning on the left onto Workmans Close.

## DESCRIPTION

Built in 2005, this spacious family home has been upgraded by the current owner with new windows and replacement boiler. Having been redecorated and providing well proportioned accommodation and good sized reception rooms. The four first floor bedrooms are of a good size and are complimented by a modern fully fitted bathroom. The property briefly comprises entrance lobby with deep storage cupboard housing boiler, cloakroom, inner hallway with impressive staircase to the first floor and leading onto a large modern kitchen/diner with shaker style wall and base units, a larger than average lounge/diner gives a huge sense of space with patio doors onto a private and enclosed rear garden. On the first floor: four decent sized bedrooms, storage and modern family bathroom with storage solutions. There is an enclosed rear garden with side access from the front and ample off street parking, tethered EV charging point and views. The property must be seen to be fully appreciated and we recommend a viewing at your earliest opportunity.

## 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 LOBBY 2.36m x 1.99m (7'8" x 6'6" )

Having upgraded double glazed composite front door, tiled flooring, radiator and good size built in cupboard housing upgraded Worcester boiler, access to cloakroom.

### CLOAKROOM

With tiled floor, radiator, low level WC, corner wash hand basin, attractive shelf and double glazed window to front,

## INNER ENTRANCE HALL

Impressive staircase to first floor with deep under stairs cupboard.

### KITCHEN/DINER 4.79 narrowing to3.69 x 3.12 narrowing to 1.93 (15'9" narrowing to12'1" x 10'3" narrowing to 6'4")

Upgraded and modern grey shaker style wall and base units with drawers, built in four ring gas hob with extractor over, built in double oven and American fridge freezer, and washing machine (by separate negotiation), a modern tall radiator with rail, two double glazed newly fitted windows to front and existing double glazed door to side giving access to the front and rear garden.

### LOUNGE/DINING ROOM 5.45 x 4.83 (17'10" x 15'10")

This versatile room offers excellent living and family space having radiator, newly fitted double glazed window to rear and patio doors giving access to the welcoming and landscaped rear garden.

## ON THE FIRST FLOOR

### LANDING

Impressive high ceilings offer a light and airy feel with skylight and access to the loft space, a thermostat controlling underfloor heating to bathroom.

### MASTER BEDROOM 4.79 x 3.21 (15'9" x 10'6")

Spacious room with radiator and having two newly fitted double glazed windows to rear with views towards woodlands.

### BEDROOM TWO 3.66 x 2.38 (12'0" x 7'9")

Newly fitted double glazed window to side, radiator and large built in double wardrobe.

### BEDROOM THREE 2.86 x 2.45 (9'5" x 8'0")

Radiator, newly fitted double glazed window to front offering views across the escarpment and Cam Peak.

### BEDROOM FOUR 3.12 x 2.36 (10'3" x 7'9")

Dormer window with newly fitted double glazed window to front and radiator.

### FAMILY BATHROOM

Having a modern feel with built in vanity wash basin and WC with built in storage below and to the side, bath with shower screen and mains shower over, vanity mirror, newly fitted double glazed window to front, ladder radiator and tiled walls and floor having underfloor heating.



## EXTERNALLY

The front of the property is accessed via a private shared road and leads to a quiet cul-de-sac with ample off street parking to the front of the property with a tethered EV charging point, a side store provides front storage and a side gate provides access to a fully enclosed rear garden, having been upgraded by the current owners to offer a tranquil entertaining space with good size patio area for al fresco dining, railway sleepers providing raised beds with an array of shrubs and trees and leading to an additional gravel area, edged by attractive fencing.

## AGENT'S NOTES

All mains services are believed to be connected. There is a water meter.  
Gas fired radiator central heating.  
Tenure: Freehold.  
Council Tax Band: 'D'  
Broadband: Fibre to the Cabinet

For mobile signal and wireless broadband: Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) for more information  
Shared driveway access to property.

## VIEWING

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

## 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.

