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32 The Close, Coaley, Dursley,
GL11 5EP

Offers Over
£530,000



DETACHED FOUR/FIVE BEDROOM PROPERTY BACKING ONTO OPEN FIELDS WITHIN WALKING DISTANCE OF VILLAGE SHOP AND FACILITIES, ENTRANCE HALL, EXTENDED LIVING ROOM, SPACIOUS KITCHEN/DINING ROOM, CLOAKROOM/WC, UTILITY SPACE (FORMERLY PART OF THE GARAGE), GROUND FLOOR BEDROOM WITH ADJOINING EN SUITE SHOWER ROOM, THREE FIRST FLOOR BEDROOMS, MASTER BEDROOM (FORMERLY TWO BEDROOMS), WELL APPOINTED SHOWER ROOM, PARKING FOR A NUMBER OF CARS, GARAGE/WORKSHOP, ATTRACTIVE AND EXTREMELY WELL MAINTAINED GARDENS, BACKING ONTO OPEN FIELDS, GAS CENTRAL HEATING, DOUBLE GLAZED MUST BE SEEN. ENERGY RATING: D

01453 544500

31 Parsonage Street, Dursley
Gloucestershire, GL11 4BW

bennettjones.co.uk

sales@bennettjones.co.uk



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SITUATION

The Close is situated in the centre of the popular village of Coaley, the village has a community shop, village hall, church, primary school and popular public house. Within a few minutes drive can be found the village of Cam which has a Tesco supermarket along with a local range of retailers and 'Park and Ride' railway station. The town of Dursley has a wider range of shopping facilities including Sainsbury's supermarket and secondary schooling. Coaley is well located for access to the A38 and the M5/M4 motorway network bringing the larger centres of Gloucester, Bristol and Cheltenham within easy commuting distance. The village is surrounded by open countryside and it is at the base of the Cotswolds escarpment which provides a range of country walks and bridleways.

DIRECTIONS

From Dursley town centre proceed out of town in a north westerly direction on the A4135 proceeding for two miles into the village of Cam, at the roundabout with Tesco opposite; take the first exit into Cam High Street and continue on the A4135 for approximately three quarters of a mile turning right signposted 'Park and Ride' railway station into Box Road, follow this road for approximately two miles into the village of Coaley passing the church on the left hand side and continue for approximately eighty metres turning right into The Close. Take the second turning the right and the property will be found after 60 metres on the left hand side.

DESCRIPTION

This spacious family detached house was constructed in the 1970s and was extended to provide the current spacious accommodation, additions include ground floor bedroom with adjoining en suite shower room and the addition of the extension to the lounge/sun room. The accommodation has been well maintained and is accessed via entrance hall leading to spacious living room with opening to sun room. The spacious kitchen/dining room was formerly two rooms and has been made into this excellent open plan kitchen/diner with an attractive range of units. This in turn leads to the inner hall giving access to the utility space, which forms part of the former double garage, but for anyone who requires a double garage this could easily be returned to its previous format. There is an addition of a spacious ground floor bedroom with en suite and on the first floor the master bedroom, which was formerly two bedrooms has been made into an attractive through room with Juliet balcony and French doors overlooking the rear garden and the view. There are two further good size bedrooms, along with large shower room. The property has a short shared section of driveway leading to the large private block paved driveway with parking for a number of cars leading to the garage. The rear garden has been extremely well maintained and includes seating area, flower borders and shrubs. Properties of this type in these locations rarely become available and we would suggest viewing at your earliest opportunity.

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).

ON THE GROUND FLOOR

ENTRANCE HALL

Having composite part glazed front door with two double glazed side screens, attractive wood flooring, stairs to first floor, radiator, under stairs storage cupboard.

LIVING ROOM/SUN ROOM 8.44m narrowing to 5.77m x 3.70m (27'8" narrowing to 18'11" x 12'1")

Having woodburner, wooden flooring, radiator, opening to sun room with bi-fold door to rear, double glazed window, wood flooring, vaulted style ceiling.

KITCHEN/DINING ROOM 7.87m x 2.60m widening to 3.03m (25'9" x 8'6" widening to 9'11")

Having attractive range of wood painted effect shaker style units with solid wood work surfaces incorporating inset ceramic hob with cooker hood over, built-in oven, inset stainless steel one and a half bowl single drainer sink unit, integrated fridge, integrated dishwasher, tall radiator, wooden flooring, double glazed French doors to rear garden, double glazed windows to front and side.

INNER HALLWAY

Having part glazed door to front and rear, wooden flooring, door to:

UTILITY SPACE 3.30m x 2.20m (10'9" x 7'2")

Having tall unit, plumbing for washing machine, door to garage.

BEDROOM THREE/RECEPTION ROOM 3.60m x 3.60m (11'9" x 11'9")

Having double glazed window to rear, tall radiator, built-in cupboard, door to:

EN SUITE

Having vanity wash hand basin, low level WC, shower cubicle, double glazed window and stainless steel ladder towel rail.

ON THE FIRST FLOOR

LANDING

BEDROOM ONE 5.84m x 3.68m narrowing to 2.75m (19'1" x 12'0" narrowing to 9'0")

Formerly two bedrooms, having double built-in wardrobe, double glazed window to front, two radiators, French doors to rear with Juliet balcony.

BEDROOM TWO 3.80 x 3.04m (12'5" x 9'11")

Having two double glazed windows to front, radiator.

BEDROOM FOUR 2.64m x 2.15m plus cupboards (8'7" x 7'0" plus cupboards)

Having airing cupboard housing hot water storage tank, further built-in cupboard with Worcester boiler supplying radiator central heating and domestic hot water, double glazed window to rear, radiator.

SHOWER ROOM

Having vanity wash hand basin, range of wooden units under, WC with concealed cistern, large shower cubicle with mixer shower, double glazed window, inset ceiling spotlights,.

EXTERNALLY

To the front of the property there is a short shared driveway leads to private block paved driveway with parking space for a number of cars leading to former double garage (which could easily be returned to a double garage) having small SHED to front with roller door 2.80m x 1.5m, GARAGE 4.91m x 2.71m currently used as workshop. The rear garden is extremely well maintained with attractive A-framed pergola, path and natural stone patio area with an array of flower borders and shrubs, seating area, raised flower border, lawn, brick paved pathway,

ornamental arches, SUMMERHOUSE with shingle cladding and small SHED area to side, power and light. The property backs onto open fields.

AGENT NOTES

Tenure: Freehold
Services: All mains services are understood to be connected. Gas fired radiator central heating.
CCTV and Solar water heating.
Council Tax Band: E
Broadband: - not fibre
For mobile signal and wireless broadband: Please see www.checker.ofcom.org.uk for more information

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.

