

45 The Close, Coaley, GL11 5EP

Asking price

**£425,000**



EXTENDED AND SPACIOUS FOUR BEDROOM DETACHED PROPERTY  
LOCATED ON LARGE CORNER PLOT - MODERN AND WELL PRESENTED  
ENTRANCE HALLWAY - 18FT LIVING ROOM - KITCHEN WITH INTERCONNECTING  
DINING ROOM - STUDY - CLOAKROOM - FOUR FIRST FLOOR BEDROOMS - MASTER  
WITH EN-SUITE SHOWER ROOM/3RD WC - FAMILY BATHROOM - OPEN AND LARGE  
ENCLOSED REAR GARDEN - DRIVEWAY PARKING FOR FOUR VEHICLES - GAS  
CENTRAL HEATING - SOLAR PANELS (PHOTOVOLTAIC) -  
ENERGY RATING B

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## SITUATION

This property is located on The Close in the centre of the popular village of Coaley. The village has a community shop, village hall, church and primary school. Within a few minutes drive can be found the village of Cam, which has a Tesco's supermarket along with a range of local retailers. The adjoining 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 M5/M4 motorway network bringing the larger centres of Gloucester, Bristol and Cheltenham within easy commuting distance. Within a few minutes drive there is a 'Park and Ride' railway station in Box Road with onward connections to the national rail network. The village is surrounded by open countryside and is at the base of the Cotswold 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's 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' on Box Road. Follow the road for approximately two miles into the village of Coaley passing the church on the left hand side and continue for approximately 80 metres and turn right into The Close. Continue taking the second turning on the right and No. 45 will be located on the right hand side in the corner plot position.

## DESCRIPTION

This spacious and well proportioned family home benefits from its corner plot position allowing it to accommodate ample driveway parking for four vehicles to the front with well presented laid to lawn garden at the front. The rear garden is a good size and is enclosed by wall. The property benefits from solar panels (Photovoltaic) and a two storey extension to the side, which has created a larger master bedroom with en suite shower room/3rd wc and downstairs dining room. The property briefly comprises entrance hallway, 18 ft dual aspect living room, modern fitted kitchen (circa 4 years old) with interconnecting dining room and downstairs study. On the first floor there are four bedrooms with master having en-suite shower room and separate family bathroom. The property is situated on The Close, which is a quiet cul-de-sac in the centre of the village and must be seen to be fully appreciated and we recommend a 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).

## CANOPY PORCH

## ENTRANCE HALLWAY

With PVC double glazed front door, radiator, stairs to first floor and under stairs storage cupboard.

## KITCHEN 3.59m narrowing to 2.46m x 2.61m narr to 1.12m (11'9" narrowing to 8'1" x 8'7" narr to 3'8")

Modern fitted kitchen with base and wall units, laminate work surface over, space for electric oven and gas range with extractor hood over, space and plumbing for washing machine and dishwasher, space for tall standing fridge/freezer, composite sink and drainer, tiled

splashback, gas boiler in cupboard, double glazed window to rear and opening into:

**DINING AREA 3.60m (max) x 3.50m max (11'10" (max) x 11'6" max)**  
Radiator, double glazed window to front, double glazed door and panel leading to garden.

**LIVING ROOM 5.76m x 3.65m (18'11" x 12'0")**

Double glazed sliding door to garden, double glazed window to front and two radiators and built in surround sound.

**STUDY/OCCASIONAL BEDROOM 2.97m x 2.62m (9'9" x 8'7")**

Double glazed window to front and rear.

## CLOAKROOM

Low level wc and pedestal wash hand basin, radiator and double glazed window to rear.

## ON THE FIRST FLOOR

## LANDING

**MASTER BEDROOM 4.14m narrowing to 2.76m x 3.60m narr to 2.62m (13'7" narrowing to 9'1" x 11'10" narr to 8'7")**

Double glazed window to rear and front, full length fitted wardrobes with mirror sliding doors and radiator.

## EN-SUITE SHOWER ROOM

Shower cubicle with mixer shower, pedestal wash hand basin, low level wc, electric towel rail.

**BEDROOM TWO 3.68m x 3.01m (12'1" x 9'11")**

Double glazed window to front, radiator and built in cupboard.

**BEDROOM THREE 3.62m x 3.02m (11'11" x 9'11")**

Double glazed window to front, radiator and built in cupboard.

**BEDROOM FOUR 2.70m x 2.63m (8'10" x 8'8")**

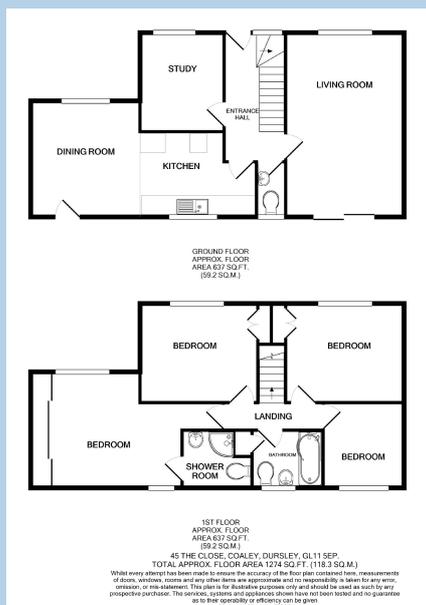
Double glazed window to rear and radiator.

## FAMILY BATHROOM

'P' shaped bath with electric shower and glazed door, low level wc, pedestal wash hand basin with mixer tap, radiator, double glazed window to rear, extensively tiled walls and storage cupboard.

## EXTERNALLY

The rear garden offers a large and open enjoyable space, which is extensively laid to lawn, has concrete and flagstone patio area and pathway to the rear flagstone patio area with flower borders and shrubs and is fully enclosed by wood panelled fencing and brick walling. To either side of the property are side pedestrian gates providing access to the front of the property which has further laid to lawn area and brick paved driveway providing parking for 4 vehicles.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Current	Potential	Score	Current	Potential	Score
A	B	83	A	B	78
B	C		B	C	
C	D		C	D	
D	E		D	E	
E	F		E	F	
F	G		F	G	
G			G		

Net energy efficient - heating rating  
England & Wales  
EU Directive 2002/91/EC

Net environmental impact - heating, cooling, CO<sub>2</sub> emissions  
England & Wales  
EU Directive 2002/91/EC

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