



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) <b>A</b>				(92-100) <b>A</b>	
(81-91) <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>	
(21-38) <b>F</b>				(21-38) <b>F</b>	
(1-20) <b>G</b>				(1-20) <b>G</b>	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC	England & Wales	
			91		
		74		84	
				68	

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21 The Close, Coaley, GL11 5EP

Price  
**£530,000**



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## 21 The Close, Coaley, GL11 5EP

### Situation

This spaciouly arranged and extended detached house occupies a pleasant position in a quiet cul de sac and enjoys views over the open fields to the rear. Coaley is a sought after village with primary school, community shop and village hall. It is well placed for facilities in the nearby town of Dursley and the larger centre of Stroud. The major centres of Gloucester, Bristol and Cheltenham are all within easy daily commuting and the area is served by the M5 and M4 motorway networks. Within a five minute drive is the Cam and Dursley Park and Ride railway station with regular services to Gloucester and Bristol with connections to the national rail network.

### Description

21 The Close is owned by a builder and has had a complete refurbishment to a high standard at properties like this rarely become available. The property occupies a pleasant corner position and has been substantially altered and extended in recent years. It has the benefit of uPVC frame double glazing and oil fired central heating with spaciouly arranged and versatile family accommodation. The ground floor accommodation includes a well proportioned living area, kitchen/diner with built in appliances and separate utility room. Also on the ground floor is a further good sized reception room, conservatory and cloakroom/wc. The first floor accommodation has five good size bedrooms, one of which is accessed via a separate staircase. The gardens are an attractive feature of the property with lawn, raised decked area and water feature. The property also benefits from a double garage with ample parking on the driveway.

### 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 part glazed front door, uPVC frame double glazed window to side, inset ceiling spot lights, wood flooring..

#### Downstairs WC

Having low level wc, washbasin, radiator and double glazed window.

#### Living Room 6.65m x 3.61m (21'10" x 11'10")



A well proportioned through room with reconstituted stone fireplace having multi-fuel burner, two double radiators and uPVC frame double glazed windows to front and rear double doors to:

#### Conservatory/reception room 5.6m x 4m max (18'4" x 13'1" max)

Having reconditioning unit, double radiator and double glazed french doors to the garden

#### Study 5.19m x 2.80m max (17'0" x 9'2" max)

Having double radiator and UPVC frame double glazed window to front,.

#### Kitchen/Dining Room 6.32m x 3.22m overall (20'9" x 10'7" overall)

The kitchen area is comprehensively fitted with a range of modern wall and base cupboards including inset sink unit integrated dishwasher, double built in oven and five burner induction hob, cooker extractor hood, UPVC frame double glazed window to rear and ceiling spotlight fittings. Integrated microwave, integrated fridge/freezer. The dining area has a built-in store cupboard and further cupboard housing central heating boiler. There are uPVC French doors giving access to the rear garden.

#### Rear Hall

#### Utility Room 1.68m x 1.64m (5'6" x 5'5")

Having base and wall units, plumbing for automatic washing machine tiled floor under stairs cupboard, radiator and stairs to bedroom five.

### On the First Floor

#### Main Landing

With radiator and inset ceiling spot lights.

#### Bedroom One 3.83m x 3.6m (nar to 3.03) (12'7" x 11'10" (nar to 9'11"))

Having UPVC frame double glazed window and radiator.

#### Ensuite Shower

Vanity wash hand basin with cupboard under, shower cubical with glazed screen and mixer shower, WC, stainless steel ladder towel rail and tiled walls.

#### Bedroom Two 3.9m x 3.3m (12'10" x 10'10")



Having radiator and uPVC frame double glazed window.

#### Bedroom Three 2.67m x 2.67m (8'9" x 8'9")

Having uPVC frame double glazed window to rear and radiator.

#### Bedroom Four 2.7m x 2.66m (8'10" x 8'9")

Having radiator, built in wardrobe and uPVC frame double glazed window to rear.

#### Family Bathroom

Refitted with panelled bath with mixer shower over, pedestal washbasin, low level wc, radiator, stainless steel ladder towel rail, attractive fully tiled walls and uPVC frame double glazed window to rear.

#### Bedroom Five 4.47m x 3.81m (14'8" x 12'6")

Having window to front, double radiator and door to:

#### Ensuite Bathroom

Having panelled bath with mixer shower over, wash hand basin, WC, double glazed window and stainless steel ladder towel rail.

### Externally

To the front of the house is an area of lawn and wide BLOCK PAVED DRIVEWAY providing EXTENSIVE OFF ROAD PARKING and access to the DOUBLE GARAGE (5.52m x 4.6m) with electric roller doors, kitchen units comprising base and wall units, plumbing for washing machine, electricity, light two radiators. The extensive and most attractively laid out landscaped rear garden includes a raised boarders, patio with pergola, decking, lawn, trees and pond. The property backs on to open fields at the rear.

### Agents note

The property is freehold.  
All mains services connected. Gas central heating.  
Council tax band - E - £2622.77 payable.  
No onward chain

### Viewing

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

