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Fourways, Frog Lane, North Nibley, GL11 6DJ

Asking price
£650,000



Detached four bedroom property occupying larger than average plot, approaching half an acre in sought after rural location, ample driveway parking with detached double garage and gardens to all sides, large patio area to rear, backing onto open fields, no onward chain, canopy porch, entrance hallway, living room, dining room, kitchen, downstairs bathroom, two ground floor bedrooms, two first floor bedrooms and cloakroom, energy rating F

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SITUATION

This property is situated on Frog Lane, which is less than a mile from the centre of North Nibley. The property occupies a rural position with many surrounding fields close by. North Nibley, which is an Area of Outstanding Natural Beauty has a village shop, tea room, two local pubs, church, chapel and primary school. The nearby towns of Dursley and Wotton-under-Edge offer a further range of facilities along with secondary school and there are challenging 18 hole golf courses close by at Stinchcombe Hill and Cotswold Edge Golf Club. The village is also within easy access of the M5/M4 motorway network bringing the centres of Gloucester, Bristol and Cheltenham within easy commuting distance.

DIRECTIONS

From Dursley town centre proceed north west out of town on the A4135, proceeding straight across at the first mini-roundabout, at the second mini roundabout take the first exit signposted Berkeley and Wotton-under-Edge and continue on the Dursley Road for just over half a mile and turning left onto the B4060 signposted Wotton-under-Edge and continue for approximately two miles to North Nibley. Upon entering the village proceed past the 30 MPH speed limit sign for approximately 200m and take the right hand turning after the garage onto The Street, proceed for approximately one mile. As you progress down the incline the property is located on the right hand side prior to the triangular junction signposted Wotton, Dursley and Berkeley.

DESCRIPTION

This property is in need of general modernisation and is currently offered to the market with no onward chain. The majority of the accommodation is located on the ground floor with a further two bedrooms and cloakroom on the first floor. The most attractive features of the property is the ample parking, approaching half an acre of gardens with surrounding fields and countryside views to most directions. The property briefly comprises canopy porch, entrance hallway, living room opening into dining room, separate kitchen, two ground floor bedrooms, family bathroom and access to integral garage. On the first floor there are two further bedrooms and cloakroom. Externally, there is a further detached double garage with tarmac driveway providing parking for a number of vehicles. The garden is extensively laid to lawn with flagstone patio. Properties in this rural position rarely become available 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

With wooden front door leading to:

ENTRANCE HALLWAY

With large radiator, two storage cupboards and stairs to first floor and door to garage.

LIVING ROOM 5.45m x 3.58m max (17'11" x 11'9" max)

One double glazed window to side and two double glazed windows to front, fireplace with wood burner opening into:

DINING ROOM 3.67m x 3.05m (12'0" x 10'0")

Double glazed door and double glazed window to garden, further door leading to:

KITCHEN 3.63m narrowing to 2.27m x 2.84m (11'11" narrowing to 7'5" x 9'4")

Fitted kitchen with base and wall units, wood and tiled work surface over, electric cooker point, stainless steel sink and drainer, oil fired boiler, under stairs storage cupboard, single glazed window to garden, larder and further storage cupboard. Door to:

BATHROOM

Bath with shower off tap, separate shower cubicle with electric shower, low level wc, pedestal wash hand basin, two double glazed windows, inset ceiling spotlights and extensively tiled walls.

BEDROOM ONE 4.47m max x 3.48m max (14'8" max x 11'5" max)

Double glazed windows to side and front, fitted wardrobes and radiator.

STUDY/BEDROOM FOUR 2.46m x 2.14m (8'1" x 7'0")

Double glazed window to front and radiator.

ON THE FIRST FLOOR

Small landing with access to loft space.

BEDROOM TWO 3.61m narrowing to 2.59m x 2.97m (11'10" narrowing to 8'6" x 9'9")

Double glazed window to front, two eave storage cupboards, radiator, wall mounted wash hand basin and built in wardrobe.

BEDROOM THREE 2.98m narrowing to 2.54m x 2.86m (9'9" narrowing to 8'4" x 9'5")

Double glazed window to rear with far reaching views, radiator, two under eave storage cupboards, built in wardrobe and wall mounted wash hand basin.

CLOAKROOM

Low level wc and double glazed window to side.

EXTERNALLY

The property benefits from an INTEGRAL GARAGE (5.42m x 2.54m) and has three double glazed Velux windows, light, power and electric front up and over door. There is a further DETACHED DOUBLE GARAGE (5.59m

x 4.73m) with light, power and front up and over door and opening into REAR STORAGE SHED/WORKSHOP. There are gardens to the side of the property which are extensively laid to lawn with large patio area, pergola, wooden storage shed, vegetable patch and pond. The tarmac driveway provides parking for a number of vehicles.

AGENTS NOTES

This property is an unregistered title and will be subject to first registration at land registry.

Council Tax Band: 'F' (£2,807.01 payable)

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.

