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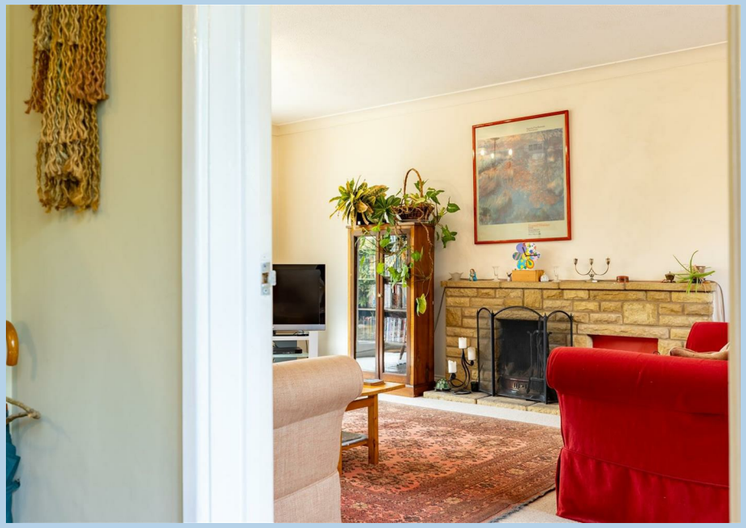
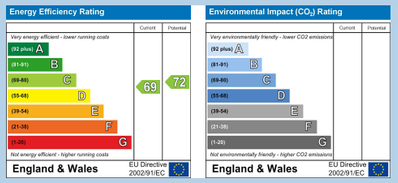
Bennett Jones PARTNERSHIP









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# 29 The Close, Coaley, Dursley, GL11 5EP

Asking Price
£635,000

THIS IMPOSING DETACHED FAMILY HOME OFFERS A PERFECT BLEND OF SPACE AND COMFORT. SITUATED IN A PEACEFUL CUL-DE-SAC IN THE HEART OF COALEY VILLAGE. THE PROPERTY BOASTS FIVE GENEROUSLY SIZED BEDROOMS, MASTER WITH EN SUITE WET ROOM AND FAMILY BATHROOM, MAKING IT AN IDEAL CHOICE FOR FAMILIES SEEKING ROOM TO GROW. UPON ENTERING, YOU ARE GREETED BY A SPACIOUS LOUNGE, SEPARATE DINING ROOM AND STUDY WHICH COMPLIMENT THE KITCHEN/BREAKFAST ROOM, ADDITIONALLY, A UTILITY ROOM AND A SEPARATE CLOAKROOM ENHANCE THE PRACTICALITY OF THIS WELL DESIGNED RESIDENCE. THE PROPERTY ALSO FEATURES A DOUBLE GARAGE, DRIVEWAY WITH AMPLE PARKING AND SPACIOUS ENCLOSED REAR GARDEN. 16 PHOTOVOLTAIC SOLAR PANELS EPC: C, COUNCIL TAX BAND: F. GAS CENTRAL HEATING.

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The Property Ombudsman · propertymark

# 29 The Close, Coaley, Dursley, GL11 5EP

## 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 number 29 will be found on the left hand side.

## DESCRIPTION

This impressive detached family home offers generous and versatile accommodation, set within a peaceful cul-de-sac in the heart of Coaley. Positioned back from the road, the property benefits from ample off-street parking to the front. The well presented interior comprises a welcoming canopy porch leading into a spacious entrance hallway. The ground floor features a substantial lounge with patio doors opening onto the rear garden, alongside two additional reception rooms providing flexible living space. There is a well proportioned kitchen/breakfast room, complemented by a utility room, separate cloakroom, and a useful larder with internal access to the integral double garage. Upstairs, the property boasts five bedrooms, including a master bedroom with ensuite wet room, in addition to a modern family bathroom. The rear garden is a feature, offering a private and established outdoor space with mature trees, shrubs, summerhouse with decked area and ornamental pond. Designed for both relaxation and entertaining, it includes multiple seating areas and a sun canopy, creating an ideal setting for enjoying the outdoors.

## 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

### HALLWAY

Welcoming bright space with upvc double glazed door and side screen, radiator and stairs to first floor.

### CLOAKROOM

Double glazed internal window, radiator, WC, wash hand basin.

### KITCHEN/BREAKFAST ROOM 6.99m max x 3.15m max (22'11" max x 10'4" max)

Having wall and base units with worktop over with one and a half bowl sink and drainer, built in double oven and four ring gas burner hob with extract over and space for fridge/freezer, a useful hatch offers integration with the dining room, a double glazed window offers light and view across the rear garden, and leads onto the breakfast area with second double glazed window to rear provides a versatile space for family entertaining off the kitchen area.

### DINING ROOM 3.34m x 2.77m (10'11" x 9'1")

Having double glazed window to rear, radiator and hatch opening through to kitchen.

### UTILITY ROOM 3.15m x 1.46m (10'4" x 4'9")

Double glazed window to side and door to rear garden, Potterton gas boiler, space and plumbing for washing machine and additional appliances.

### INTEGRAL PANTRY PASSAGE

Door leading from kitchen into passage way providing storage space and leading to integral Garage.

### STUDY 2.97m x 2.19m (9'8" x 7'2")

Having double glazed window to front, and radiator.

### LOUNGE 4.30m x 3.95m (14'1" x 12'11")

Having dual aspect double glazed window to front and double glazed sliding patio doors to rear offering a light and airy feel, built-in wall cupboard for storage and decorative fireplace with open fire.

## ON THE FIRST FLOOR

### LANDING

This impressive space has two double glazed windows to the front providing ample light, radiator and two built in cupboards offer storage, with one housing the immersion tank.

### MASTER BEDROOM 4.04m x 3.51m (13'3" x 11'6")

With double glazed window to front, radiator and leading to:

### EN SUITE WET ROOM

Modern suite with mains shower and screen, fully tiled surround, ladder radiator, WC, pedestal wash basin, and double glazed window to rear.

### BEDROOM TWO 3.95m x 3.29m (12'11" x 10'9")

Spacious room with double glazed window to rear, storage alcove with hanging rail, and radiator.

### BEDROOM THREE 3.96m x 3.25m (12'11" x 10'7")

Having double glazed window to front, radiator and alcove with storage shelving.

### BEDROOM FOUR 3.37m narrowing to 2.37m x 2.75m narrowing to 1.84 (11'0" narrowing to 7'9" x 9'0" narrowing to 6'0")

Having radiator, double glazed window to rear with views across open fields and Cam Peak.

### BEDROOM FIVE 3.57m max x 3.29m max (11'8" max x 10'9" max)

Double glazed window to rear with views over fields, radiator, vanity wash hand basin with storage under.

## FAMILY BATHROOM

White suite comprising kidney shaped panelled bath with mains shower over, WC and vanity wash hand basin, built-in cupboard, ladder radiator, double glazed window to rear.

## EXTERNALLY

To the front of the property is a well presented block paved driveway with ample off street parking and attractive lawned area and pathway leading to the garage and front door. The rear garden has an array of mature shrubs and trees providing privacy. A good sized lawn area weaves through to the end of the garden where a storage shed can be found, a good size patio area with sun canopy over provides an outdoor entertaining space from the lounge with attractive raised beds close by, and a second entertaining space with ornamental pond, decked area and SUMMERHOUSE is ideal as an additional sitting area, and is edged by trees, bushes and fencing.

### DOUBLE GARAGE 5.07m max x 5.21m max (16'7" max x 17'1" max )

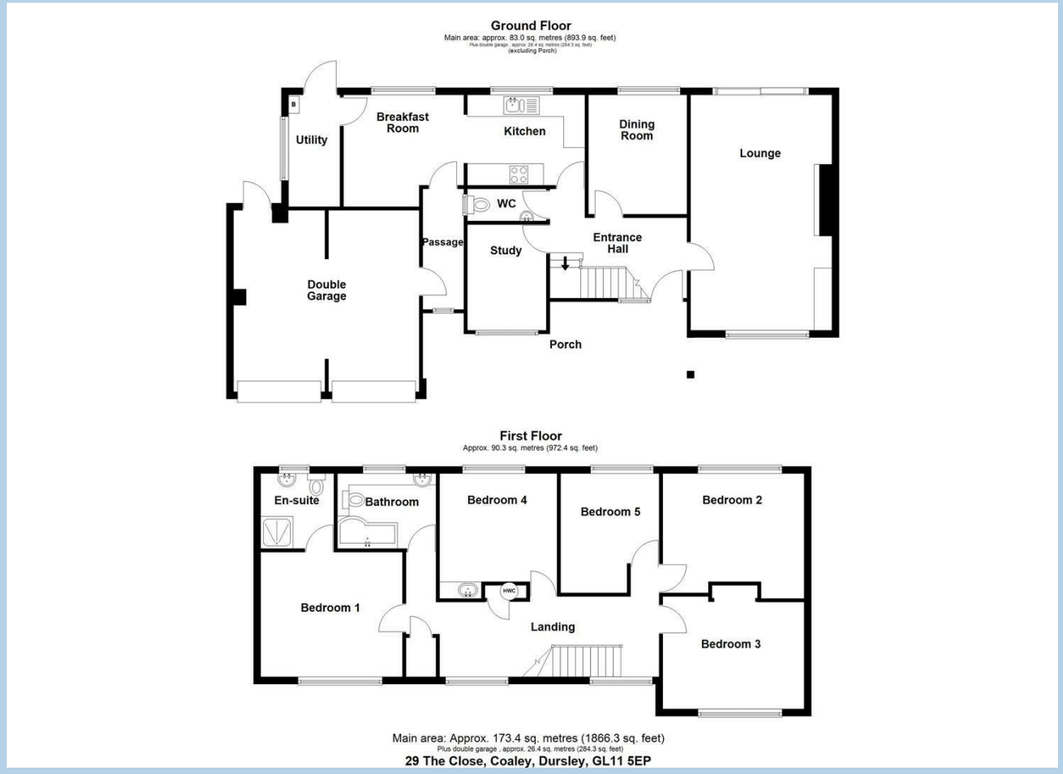
Having two up-and-over doors to front with power and lighting and personal door to rear garden and internal passageway.

## AGENT NOTES

Tenure: Freehold
Services: All mains services are understood to be connected.
Council Tax Band: F
16 Photovoltaic Solar Panels Generating an annual income of approx 1st Jan 25 - 1st Jan 26 £1572.00
Broadband: Fibre to the Premises
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.