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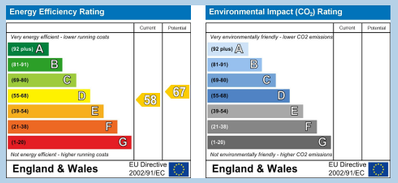
Bennett Jones PARTNERSHIP



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2 The Close, Coaley, GL11 5EP

Asking Price

£539,000

MUCH IMPROVED FOUR BEDROOM DETACHED HOUSE SAT IN AN ATTRACTIVE PLOT, WITHIN WALKING DISTANCE OF VILLAGE CENTRE. ENTRANCE HALL, SPACIOUS LIVING ROOM OPENING TO DINING ROOM WITH CONSERVATORY/FAMILY ROOM OFF, SPACIOUS KITCHEN, CLOAKROOM/SECOND WC, FOUR FIRST FLOOR BEDROOMS, MODERN BATHROOM, REPLACEMENT DOUBLE GLAZING, ATTRACTIVE SURROUNDING GARDEN, AMPLE OFF ROAD PARKING, GARAGE (CURRENTLY SPLIT INTO WORKSHOP AND UTILITY SPACE). MUST BE SEEN. EPC: D

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The Property Ombudsman
propertymark

2 The Close, Coaley, 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 80 metres turning right into The Close. and No. 2 will be found on the left hand side.

DESCRIPTION
This attractive detached house is located in the centre of this popular village and was constructed in the 1959 and was in the same ownership for a number of years. The current owners purchased approximately seven years ago and have renovated the property during that period, including the replacement of windows, kitchen and bathroom along with cloakroom and the addition of reception room/conservatory to the rear, In addition, there has been the installation of a double sided wood burner opening into both living room and dining room, enclosure of the front garden and the addition of an attractive patio. The owners have currently split the garage into workshop and utility space, which could easily be returned to original garage and there is ample off road parking for a number of cars. The accommodation briefly comprises of large canopy porch, entrance hall, living room, dining room opening to family room/conservatory, spacious kitchen, four bedrooms, family bathroom/second WC. The finish and location of the property must be seen to be fully appreciated and we 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).

CANOPY PORCH

ENTRANCE HALL
Having attractive ceramic tiled floor, stairs to first floor and radiator.

CLOAKROOM
Having vanity wash hand basin, WC with concealed cistern, double glazed window to side and radiator.

LOUNGE 5.16m x 3.3m (16'11" x 10'9")
Having double sided wood burner with wood mantel, double glazed windows to front and side, two radiators, laminate wood style flooring and opening to:

DINING ROOM 3.18m x 3.0m (10'5" x 9'10")
Having attractive laminate wood flooring, double sided wood burner with wood mantel, radiator and opening to:

FAMILY ROOM/CONSERVATORY 3.25m x 3.14m (10'7" x 10'3")
Having double glazed surround, matching laminate wood flooring, double glazed french doors to garden, attractive vaulted insulated ceiling, Velux roof light and tall radiator.

KITCHEN 4.67m x 3.32m narrowing to 2.42m (15'3" x 10'10" narrowing to 7'11")
Having a range of wall, tall and base units with laminated round edge worksurfaces over, inset stainless steel one and half bowl single drainer sink unit, electric range cooker with ovens and ceramic hob with range cooker hood over, integrated dishwasher, double glazed window to rear, double glazed door to side, laminate wood flooring and floor mounted oil boiler.

ON THE FIRST FLOOR

LANDING
Having double glazed window to side, airing cupboard housing hot water storage tank and access to loft with ladder.

BEDROOM ONE 4.25m x 3.1m (13'11" x 10'2")
Having built in double wardrobe, double glazed windows to side and front and radiator.

BEDROOM TWO 3.27m x 3.07m (10'8" x 10'0")
Having double glazed window to rear, built in wardrobe. laminate floor and radiator.

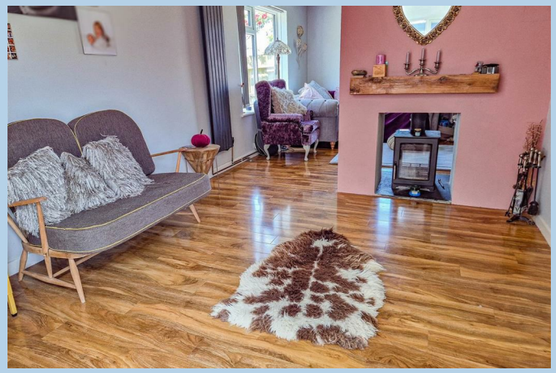
BEDROOM THREE 3.32m x 2.65m (10'10" x 8'8")
Having over-stair wardrobe, double glazed window to front and radiator.

BEDROOM FOUR 2.63m x 2.42m (8'7" x 7'11")
Having double glazed window and radiator.

BATHROOM
Having modern suite with vanity washbasin with cupboard under, WC with concealed cistern, panelled bath with mixer/shower and shower screen, attractively tiled walls, double glazed window to rear.

EXTERNALLY
The property is fully enclosed with most attractive front garden, extensive lawn, range of shrubs and flower borders. A tarmacadam driveway provides parking and turning space and leads to GARAGE (3.69m x 3.41m) having up and over door, power and light and currently used as WORKSHOP and UTILITY SPACE (2.47m x 1.46m) having sink unit, base and wall units and plumbing for washing machine. A pedestrian gateway leads to the side of the property to a side garden, which has pergola, AstroTurf seating area with swing. The side garden is laid to lawn with shrubs and leads onto the rear garden with attractive stone path and raised decked area with covered seating. The rear garden is extensively laid to lawn with raised flower borders, natural stone paved patio area and built in store.

AGENTS NOTES
Tenure: Freehold
Mains electricity, water and drainage are connected.
Central heating - Oil
Council Tax Band: 'E'
Broadband: Overhead/underground wire (not fibre).
For mobile signal and wireless broadband: Please see www.checker.ofcom.org.uk for more information

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.