



13 Barley Close, Gloucestershire GL11 5FG  
Guide Price £490,000

**HUNTERS**<sup>®</sup>  
EXCLUSIVE



## 13 Barley Close, Gloucestershire GL11 5FG

Tucked away in a private cul-de-sac, this beautifully presented four-bedroom detached home offers modern family living in a peaceful setting.

The property is the popular Aspen 2 design, providing generous and well-balanced accommodation arranged over two floors. To the rear, a spacious open-plan kitchen and dining area runs the full width of the house, complete with integrated appliances and bi-folding doors opening onto the garden - perfect for entertaining family and friends.

A separate sitting room offers a relaxing space to unwind, while a dedicated study provides the ideal spot for home working. A cloakroom/utility room, with an integrated washing machine, is conveniently located off the entrance hall.

Upstairs, there are four well-proportioned bedrooms and a family bathroom. The principal bedroom benefits from a built-in wardrobe and a stylish en-suite shower room. Additional storage can be found on the landing.

The owners have thoughtfully upgraded the private enclosed rear garden, which now features a patio area, well-kept lawn, and an attractive feature fish pond. To the rear, there is also a personal door leading to the garage, side access gate, outside electrical sockets, and a garden tap - ideal for practical family living. Further benefits include an 8-year remaining new build warranty, gas central heating, an electric vehicle charging point, and full fibre broadband connectivity.

Outside, the home enjoys off-road parking and a garage, completing this superb family home which combines comfort, style, and convenience in an excellent location.





Barley Close is a small, private cul-de-sac located on the edge of Dursley, offering a peaceful setting while remaining close to local amenities. The property is within easy reach of Dursley town centre, which provides a range of independent shops, supermarkets, cafés, and restaurants.

For families, there are several well-regarded primary and secondary schools nearby, including Dursley C of E Primary and Rednock Secondary School. The area also offers a variety of leisure and outdoor pursuits, with the Cotswold Way and Stinchcombe Hill providing excellent walking routes and panoramic countryside views.

Commuters benefit from convenient access to the A38 and M5 motorway network, ideal for travel to Bristol, Gloucester, and Cheltenham. Nearby Cam and Dursley railway station offers direct services to Bristol Parkway, Gloucester, and beyond.

#### **Anti-Money Laundering (AML) Compliance**

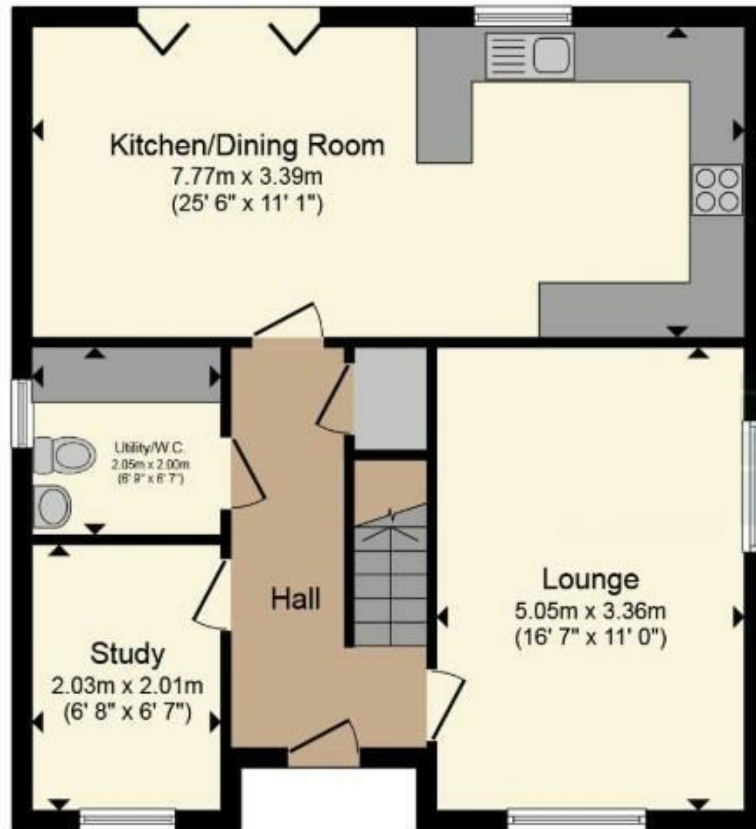
Estate agents operating in the UK are legally required to carry out Anti-Money Laundering (AML) checks in line with regulations set by HM Revenue and Customs (HMRC). At Hunters Dursley, we use Moverly to facilitate these checks as part of our commitment to compliance and transparency. It is mandatory for both buyers and sellers to complete AML verification before a property transaction can proceed. A fee will be charged for each individual AML check carried out.

- Attractive four-bedroom detached home tucked away in a private cul-de-sac
- Popular Aspen 2 design offering spacious and well-balanced accommodation over two floors
- Large open-plan kitchen/dining area running the full width of the property
- Integrated appliances and bi-folding doors leading out to the rear garden - perfect for entertaining
- Separate sitting room providing a comfortable family living space
- Study/home office ideal for remote working
- Cloakroom/utility room with integrated washing machine off the entrance hall
- Four good-sized bedrooms and a modern family bathroom
- Upgraded private enclosed rear garden with patio area, lawn, and feature fish pond
- Gas central heating and electric vehicle charging point

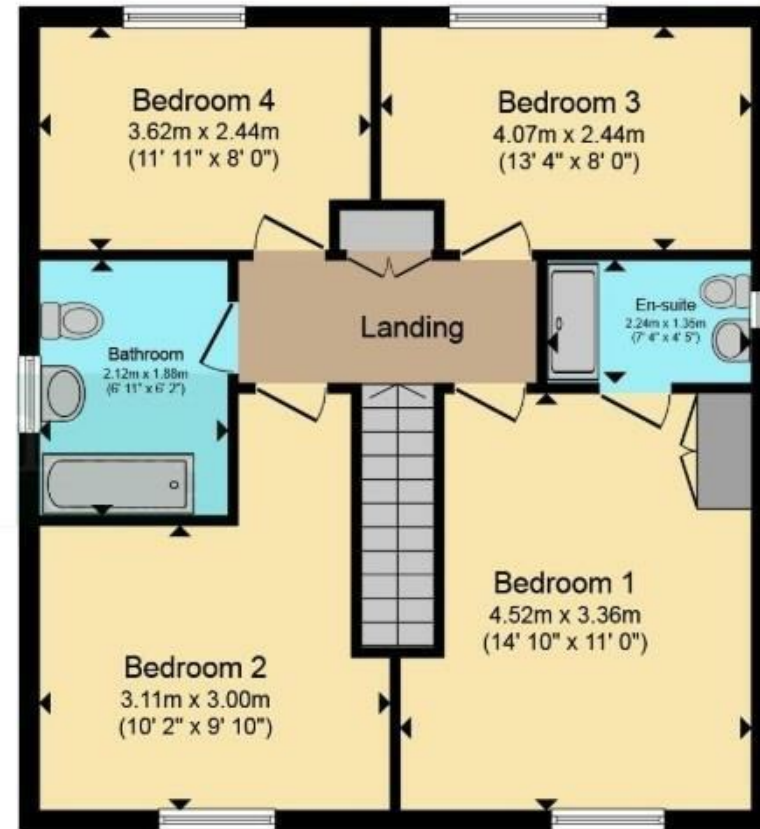




These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



**Ground Floor**



**First Floor**

Total floor area 131.1 m<sup>2</sup> (1,411 sq.ft.) approx

| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          | <b>84</b> | <b>93</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            |           |                         |
| (39-54) <b>E</b>                            | <b>84</b> | <b>93</b>               |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |

### Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Dursley -  
01453 542 395 <https://www.hunters.com>

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