



44 The Close, Coaley, Dursley GL11 5EP
Guide Price £450,000

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A beautifully upgraded four-bedroom detached home, situated in the heart of the popular village of Coaley. Set on a generous plot with a front garden, driveway parking for multiple vehicles, and a single garage, this well-presented property offers stylish and modern living, ideal for families or those seeking a village lifestyle with excellent access to nearby transport links.

The current owners have thoughtfully improved the property throughout, including the installation of a high-quality Howdens kitchen with integrated appliances and striking bi-fold doors that open directly onto the rear garden, creating a wonderful space for entertaining and enjoying the outdoors. All of the windows have been replaced with modern UPVC units, and a recently fitted combi boiler provides efficient and reliable heating.

The ground floor offers a welcoming entrance hall with built-in storage, a spacious lounge to the front, a beautifully designed open-plan kitchen and dining area to the rear, and a convenient downstairs WC. Upstairs, there are four good-sized bedrooms and a well-appointed family bathroom, all presented in excellent decorative order.

Located in a sought-after village setting, The Close combines modern upgrades with rural charm. Coaley offers a strong community feel, local amenities, and is well-connected via Cam & Dursley station nearby. This is a wonderful opportunity to purchase a turn-key home in a desirable village location.





Coaley is a delightful village, centred around the community store, public house, parish church and primary school and the area is surrounded by scenic Cotswold countryside yet only a few miles from the bustling town centre of Dursley with its full range of amenities, shopping centre, Sainsbury's supermarket and Rednock Secondary School.

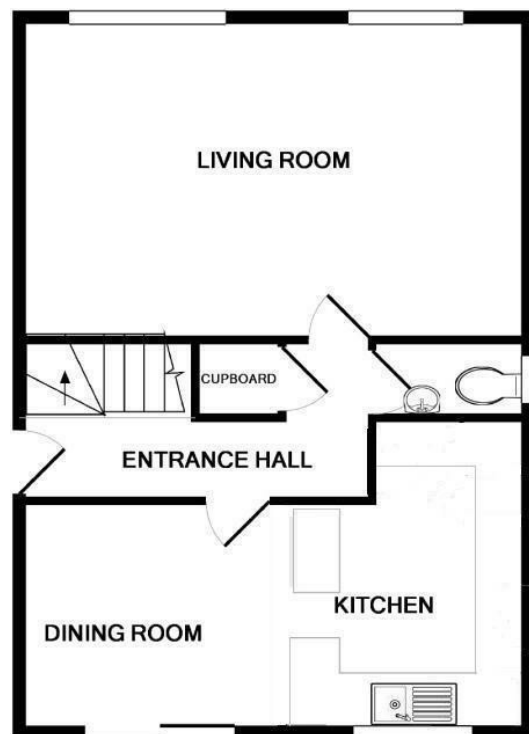
The area is well served by excellent travel links to the larger cities of Bristol, Gloucester and Cheltenham with the M5 motorway and A38 and mainline train station at Box Road, Cam.



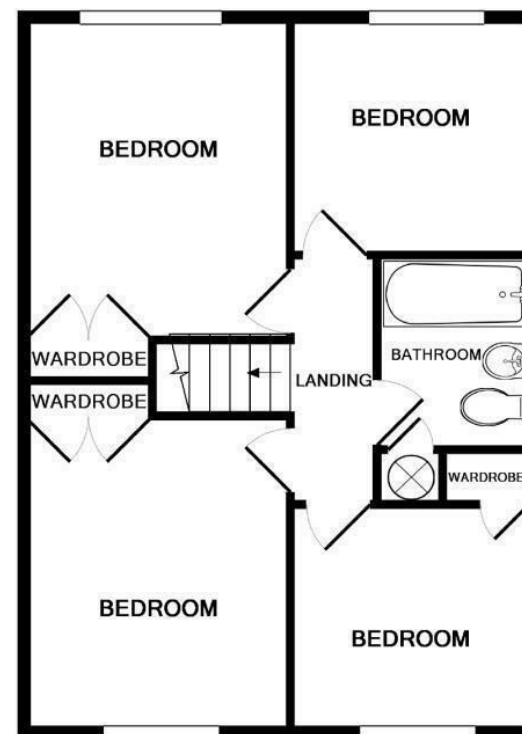
- Four-Bedroom Detached Family Home in the Sought-After Village of Coaley
- Generous Plot With Front Garden, Driveway Parking for Multiple Vehicles, and Single Garage
- Stylish Howdens Kitchen With Integrated Appliances and Bi-Fold Doors Leading to the Rear Garden
- Modern UPVC Windows fitted Throughout the Property
- Recently Installed Combi Boiler for Efficient Heating
- Spacious Open-Plan Kitchen/Dining Room, Perfect for Family Living and Entertaining
- Upstairs Features Four Good-Sized Bedrooms and a Modern Family Bathroom
- Located in a Popular Village With a Strong Community and Great Local Amenities
- Excellent Transport Links Nearby, Including Cam & Dursley Railway Station



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.



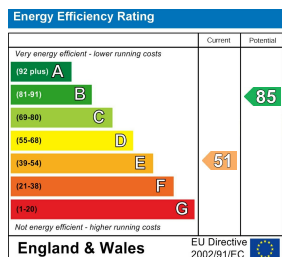
GROUND FLOOR
APPROX. FLOOR
AREA 501 SQ.FT.
(46.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 501 SQ.FT.
(46.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1001 SQ.FT. (93.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Dursley -
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